

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

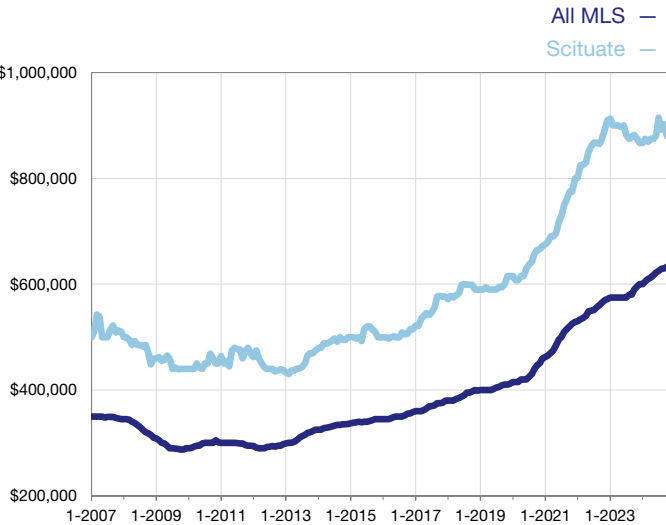
| Single-Family Properties | October | | | Year to Date | | |
|--|-------------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 9 | 24 | + 166.7% | 158 | 157 | - 0.6% |
| Closed Sales | 21 | 23 | + 9.5% | 151 | 150 | - 0.7% |
| Median Sales Price* | \$1,130,000 | \$840,000 | - 25.7% | \$875,000 | \$893,500 | + 2.1% |
| Inventory of Homes for Sale | 34 | 35 | + 2.9% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 2.3 | + 4.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 35 | 40 | + 14.3% | 33 | 42 | + 27.3% |
| Percent of Original List Price Received* | 99.2% | 98.3% | - 0.9% | 99.8% | 99.4% | - 0.4% |
| New Listings | 17 | 27 | + 58.8% | 206 | 217 | + 5.3% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

| Condominium Properties | October | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 4 | 3 | - 25.0% | 42 | 38 | - 9.5% |
| Closed Sales | 7 | 7 | 0.0% | 51 | 39 | - 23.5% |
| Median Sales Price* | \$825,000 | \$900,000 | + 9.1% | \$799,000 | \$779,000 | - 2.5% |
| Inventory of Homes for Sale | 10 | 7 | - 30.0% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 1.8 | - 30.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 46 | + 53.3% | 52 | 43 | - 17.3% |
| Percent of Original List Price Received* | 101.7% | 90.5% | - 11.0% | 99.7% | 96.9% | - 2.8% |
| New Listings | 6 | 4 | - 33.3% | 47 | 46 | - 2.1% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

