

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

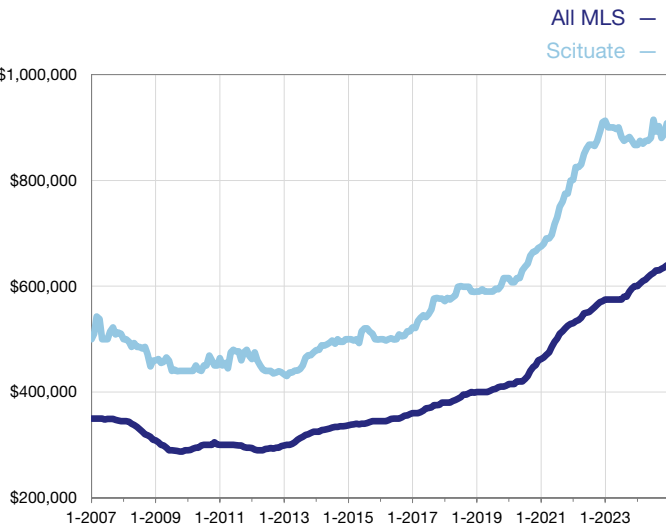
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	9	- 30.8%	186	182	- 2.2%
Closed Sales	20	18	- 10.0%	184	184	0.0%
Median Sales Price*	\$867,500	\$1,032,500	+ 19.0%	\$867,000	\$908,000	+ 4.7%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	32	54	+ 68.8%	33	42	+ 27.3%
Percent of Original List Price Received*	97.6%	100.1%	+ 2.6%	99.3%	99.5%	+ 0.2%
New Listings	5	4	- 20.0%	221	237	+ 7.2%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	50	40	- 20.0%
Closed Sales	2	3	+ 50.0%	56	43	- 23.2%
Median Sales Price*	\$706,000	\$912,500	+ 29.2%	\$799,000	\$840,000	+ 5.1%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	62	33	- 46.8%	52	43	- 17.3%
Percent of Original List Price Received*	95.5%	96.4%	+ 0.9%	99.4%	96.7%	- 2.7%
New Listings	4	0	- 100.0%	55	48	- 12.7%

* 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

