

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

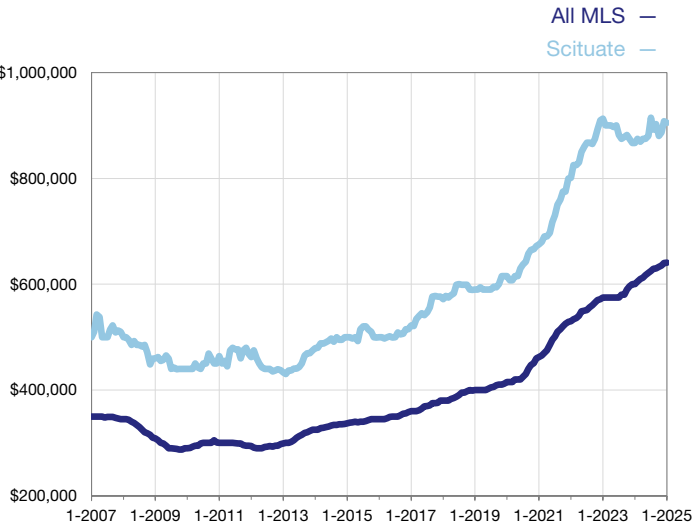
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	8	9	+ 12.5%	8	9	+ 12.5%
Median Sales Price*	\$1,382,500	\$818,000	- 40.8%	\$1,382,500	\$818,000	- 40.8%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	70	78	+ 11.4%	70	78	+ 11.4%
Percent of Original List Price Received*	91.0%	99.5%	+ 9.3%	91.0%	99.5%	+ 9.3%
New Listings	17	8	- 52.9%	17	8	- 52.9%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$1,070,000	\$842,000	- 21.3%	\$1,070,000	\$842,000	- 21.3%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	90	56	- 37.8%	90	56	- 37.8%
Percent of Original List Price Received*	93.2%	93.7%	+ 0.5%	93.2%	93.7%	+ 0.5%
New Listings	2	3	+ 50.0%	2	3	+ 50.0%

* 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

