

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

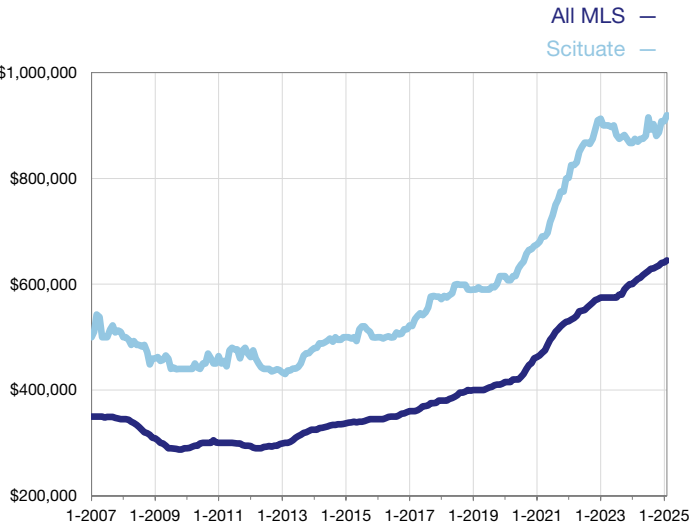
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	8	- 33.3%	17	14	- 17.6%
Closed Sales	9	5	- 44.4%	17	15	- 11.8%
Median Sales Price*	\$860,000	\$1,250,000	+ 45.3%	\$875,000	\$1,160,000	+ 32.6%
Inventory of Homes for Sale	26	25	- 3.8%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	46	60	+ 30.4%	58	71	+ 22.4%
Percent of Original List Price Received*	95.5%	96.4%	+ 0.9%	93.4%	98.9%	+ 5.9%
New Listings	14	13	- 7.1%	31	21	- 32.3%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	6	8	+ 33.3%
Closed Sales	3	3	0.0%	7	5	- 28.6%
Median Sales Price*	\$779,000	\$700,000	- 10.1%	\$779,000	\$785,000	+ 0.8%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	39	122	+ 212.8%	68	95	+ 39.7%
Percent of Original List Price Received*	99.5%	88.9%	- 10.7%	95.9%	90.8%	- 5.3%
New Listings	3	6	+ 100.0%	5	9	+ 80.0%

* 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

