

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Scituate

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	9	+ 12.5%	180	172	- 4.4%
Closed Sales	18	14	- 22.2%	184	171	- 7.1%
Median Sales Price*	\$1,032,500	<b>\$935,000</b>	- 9.4%	\$908,000	<b>\$1,149,000</b>	+ 26.5%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	54	83	+ 53.7%	42	47	+ 11.9%
Percent of Original List Price Received*	100.1%	96.1%	- 4.0%	99.5%	98.4%	- 1.1%
New Listings	4	4	0.0%	238	227	- 4.6%

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

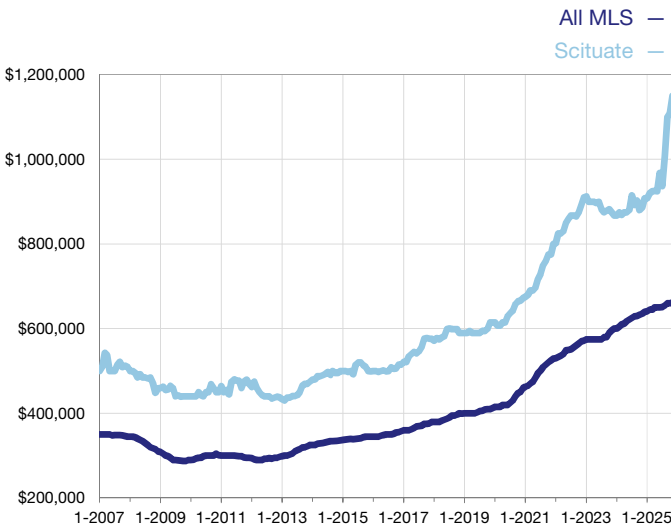
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	4	--	39	45	+ 15.4%
Closed Sales	3	0	- 100.0%	43	40	- 7.0%
Median Sales Price*	\$912,500	<b>\$0</b>	- 100.0%	\$840,000	<b>\$847,500</b>	+ 0.9%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	33	0	- 100.0%	43	45	+ 4.7%
Percent of Original List Price Received*	96.4%	0.0%	- 100.0%	96.7%	97.5%	+ 0.8%
New Listings	0	3	--	48	55	+ 14.6%

\* 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

