

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	15	+ 87.5%	14	23	+ 64.3%
Closed Sales	5	5	0.0%	15	14	- 6.7%
Median Sales Price*	\$1,250,000	\$1,460,000	+ 16.8%	\$1,160,000	\$1,126,250	- 2.9%
Inventory of Homes for Sale	27	23	- 14.8%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	60	66	+ 10.0%	71	50	- 29.6%
Percent of Original List Price Received*	96.4%	97.7%	+ 1.3%	98.9%	96.0%	- 2.9%
New Listings	13	16	+ 23.1%	21	35	+ 66.7%

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

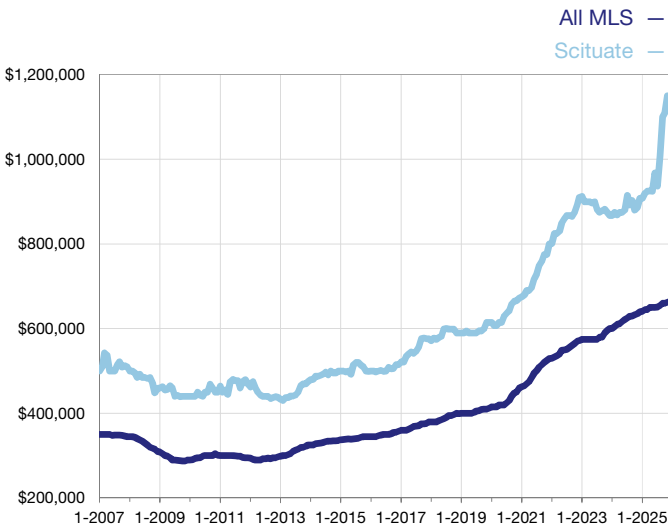
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	1	- 75.0%	7	4	- 42.9%
Closed Sales	3	3	0.0%	5	7	+ 40.0%
Median Sales Price*	\$700,000	\$980,000	+ 40.0%	\$785,000	\$980,000	+ 24.8%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	122	110	- 9.8%	95	74	- 22.1%
Percent of Original List Price Received*	88.9%	99.2%	+ 11.6%	90.8%	99.7%	+ 9.8%
New Listings	5	0	- 100.0%	8	3	- 62.5%

* 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

