

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Scituate

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	21	+ 23.5%	40	54	+ 35.0%
Closed Sales	8	13	+ 62.5%	31	40	+ 29.0%
Median Sales Price*	\$1,150,500	\$920,000	- 20.0%	\$1,105,000	\$922,500	- 16.5%
Inventory of Homes for Sale	40	31	- 22.5%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	50	51	+ 2.0%	57	44	- 22.8%
Percent of Original List Price Received*	98.8%	98.3%	- 0.5%	99.5%	98.9%	- 0.6%
New Listings	22	29	+ 31.8%	65	83	+ 27.7%

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

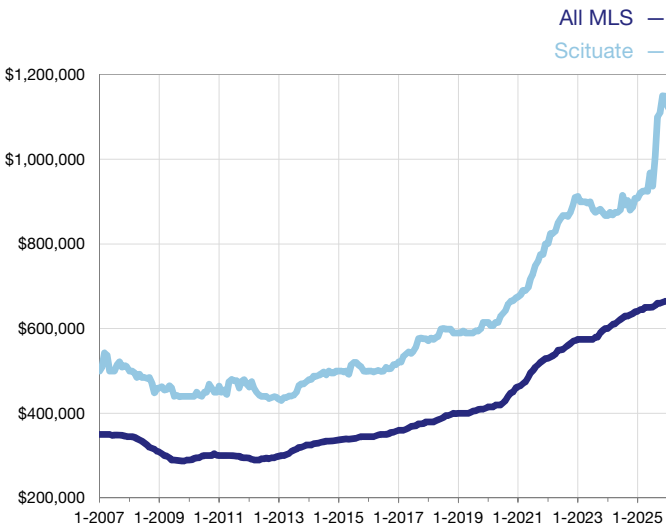
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	15	10	- 33.3%
Closed Sales	4	3	- 25.0%	13	12	- 7.7%
Median Sales Price*	\$1,260,000	\$895,000	- 29.0%	\$785,000	\$934,250	+ 19.0%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	86	129	+ 50.0%	72	83	+ 15.3%
Percent of Original List Price Received*	97.0%	98.3%	+ 1.3%	95.7%	99.3%	+ 3.8%
New Listings	8	3	- 62.5%	20	11	- 45.0%

\* 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

