

Scituate

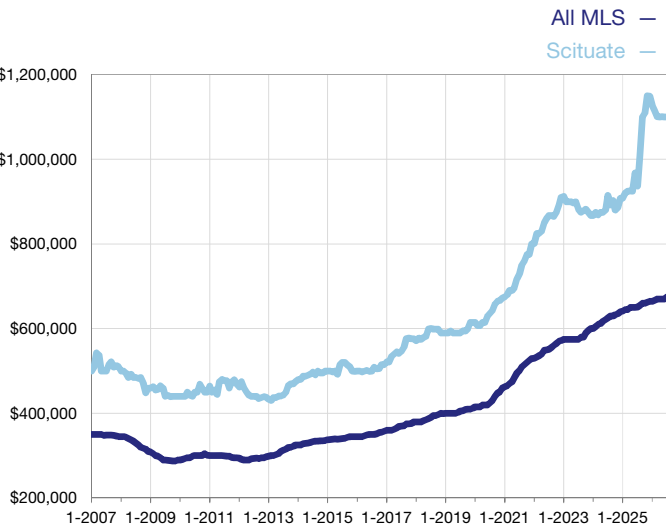
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	21	24	+ 14.3%	104	117	+ 12.5%
Closed Sales	16	20	+ 25.0%	84	97	+ 15.5%
Median Sales Price*	\$922,500	\$957,000	+ 3.7%	\$1,150,000	\$1,000,000	- 13.0%
Inventory of Homes for Sale	56	41	- 26.8%	--	--	--
Months Supply of Inventory	3.5	2.6	- 25.7%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	36	37	+ 2.8%
Percent of Original List Price Received*	96.7%	101.5%	+ 5.0%	100.7%	100.5%	- 0.2%
New Listings	23	24	+ 4.3%	160	171	+ 6.9%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	30	22	- 26.7%
Closed Sales	7	3	- 57.1%	25	20	- 20.0%
Median Sales Price*	\$1,310,000	\$950,000	- 27.5%	\$785,000	\$950,000	+ 21.0%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--
Cumulative Days on Market Until Sale	42	91	+ 116.7%	55	78	+ 41.8%
Percent of Original List Price Received*	96.2%	97.2%	+ 1.0%	96.2%	97.0%	+ 0.8%
New Listings	4	2	- 50.0%	35	20	- 42.9%

* 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

