

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

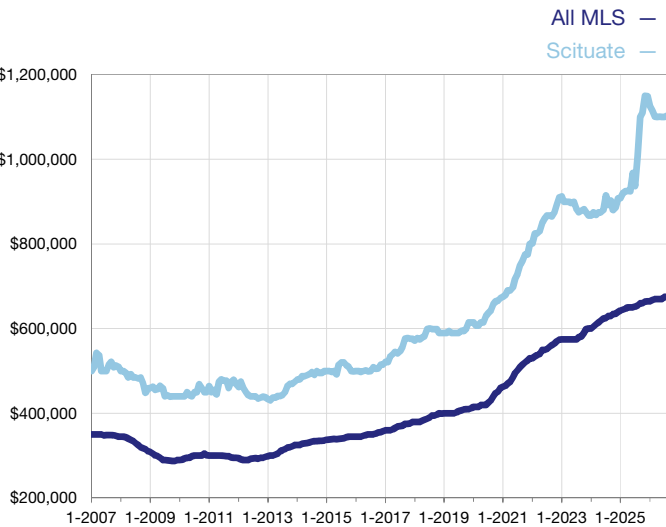
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	24	+ 41.2%	121	135	+ 11.6%
Closed Sales	24	20	- 16.7%	108	117	+ 8.3%
Median Sales Price*	\$1,164,500	\$1,250,000	+ 7.3%	\$1,150,000	\$1,115,000	- 3.0%
Inventory of Homes for Sale	41	37	- 9.8%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	54	25	- 53.7%	40	35	- 12.5%
Percent of Original List Price Received*	98.1%	102.7%	+ 4.7%	100.1%	100.9%	+ 0.8%
New Listings	11	21	+ 90.9%	171	191	+ 11.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	33	24	- 27.3%
Closed Sales	3	5	+ 66.7%	28	25	- 10.7%
Median Sales Price*	\$955,000	\$986,666	+ 3.3%	\$862,500	\$950,000	+ 10.1%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	56	+ 194.7%	51	73	+ 43.1%
Percent of Original List Price Received*	101.7%	98.4%	- 3.2%	96.8%	97.3%	+ 0.5%
New Listings	3	3	0.0%	38	23	- 39.5%

* 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

