Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Scituate

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	17	**14**	- 17.6%	151	**160**	+ 6.0%
Closed Sales	13	**13**	0.0%	142	**154**	+ 8.5%
Median Sales Price*	$985,000	**$1,095,000**	+ 11.2%	$1,150,000	**$1,125,000**	- 2.2%
Inventory of Homes for Sale	49	**34**	- 30.6%	--	--	--
Months Supply of Inventory	3.3	**2.2**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	42	**36**	- 14.3%	44	**36**	- 18.2%
Percent of Original List Price Received*	95.8%	**101.1%**	+ 5.5%	98.9%	**100.2%**	+ 1.3%
New Listings	21	**17**	- 19.0%	215	**223**	+ 3.7%

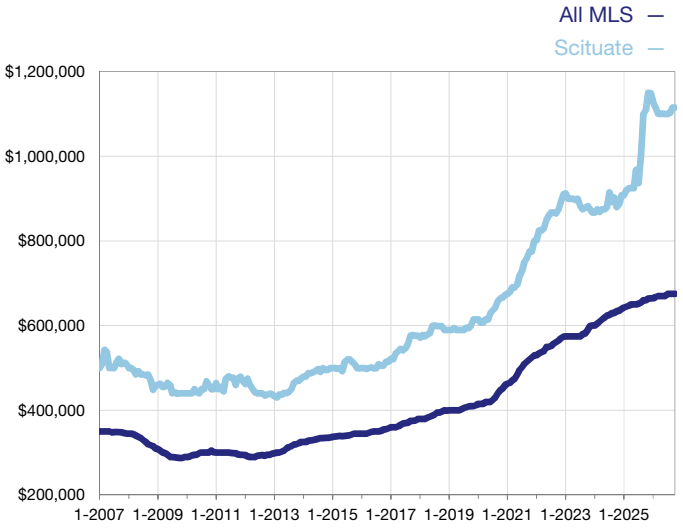
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

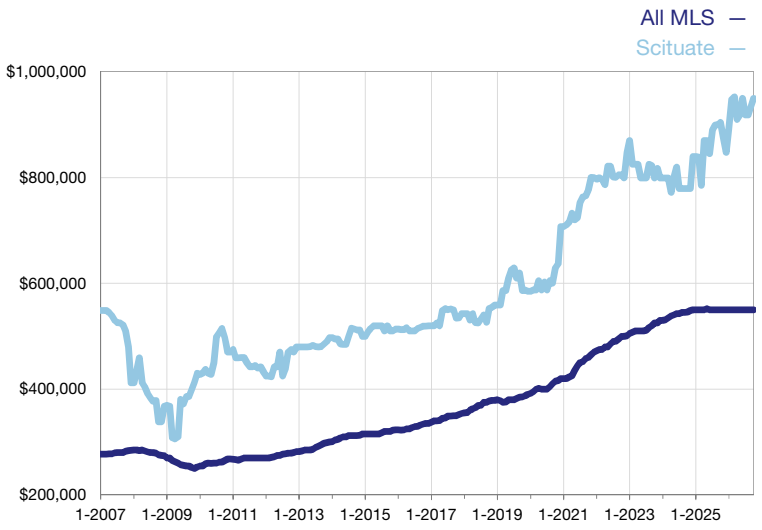
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**6**	+ 100.0%	39	**34**	- 12.8%
Closed Sales	4	**5**	+ 25.0%	36	**33**	- 8.3%
Median Sales Price*	$767,500	**$825,000**	+ 7.5%	$887,000	**$955,000**	+ 7.7%
Inventory of Homes for Sale	12	**1**	- 91.7%	--	--	--
Months Supply of Inventory	3.1	**0.3**	- 90.3%	--	--	--
Cumulative Days on Market Until Sale	30	**50**	+ 66.7%	45	**68**	+ 51.1%
Percent of Original List Price Received*	99.7%	**98.7%**	- 1.0%	97.4%	**97.9%**	+ 0.5%
New Listings	5	**3**	- 40.0%	51	**32**	- 37.3%

* 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



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