

# Local Market Update – November 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

### Single-Family Properties

Key Metrics	November			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	12	10	- 16.7%	145	124	- 14.5%
Closed Sales	12	5	- 58.3%	128	140	+ 9.4%
Median Sales Price*	\$782,500	<b>\$979,000</b>	+ 25.1%	\$881,750	<b>\$953,050</b>	+ 8.1%
Inventory of Homes for Sale	71	57	- 19.7%	--	--	--
Months Supply of Inventory	6.3	4.6	- 27.0%	--	--	--
Cumulative Days on Market Until Sale	138	182	+ 31.9%	124	118	- 4.8%
Percent of Original List Price Received*	94.8%	<b>92.4%</b>	- 2.5%	94.1%	<b>94.6%</b>	+ 0.5%
New Listings	15	12	- 20.0%	237	193	- 18.6%

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

### Condominium Properties

Key Metrics	November			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	2	1	- 50.0%	8	16	+ 100.0%
Closed Sales	0	1	--	11	18	+ 63.6%
Median Sales Price*	\$0	<b>\$225,000</b>	--	\$585,000	<b>\$634,950</b>	+ 8.5%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	6.3	5.7	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	0	99	--	163	99	- 39.3%
Percent of Original List Price Received*	0.0%	<b>88.2%</b>	--	103.2%	<b>98.2%</b>	- 4.8%
New Listings	6	3	- 50.0%	20	29	+ 45.0%

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

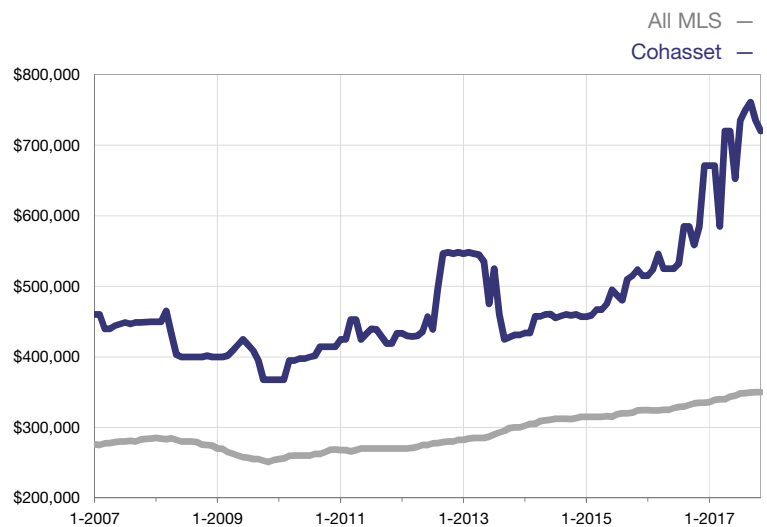
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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