

# Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

### Single-Family Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	12	+ 9.1%	117	111	- 5.1%
Closed Sales	9	6	- 33.3%	109	104	- 4.6%
Median Sales Price*	\$1,070,000	\$1,067,500	- 0.2%	\$1,011,000	\$896,250	- 11.4%
Inventory of Homes for Sale	71	71	0.0%	--	--	--
Months Supply of Inventory	7.0	7.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	154	133	- 13.6%	99	100	+ 1.0%
Percent of Original List Price Received*	91.0%	92.4%	+ 1.5%	93.4%	93.9%	+ 0.5%
New Listings	16	21	+ 31.3%	193	210	+ 8.8%

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

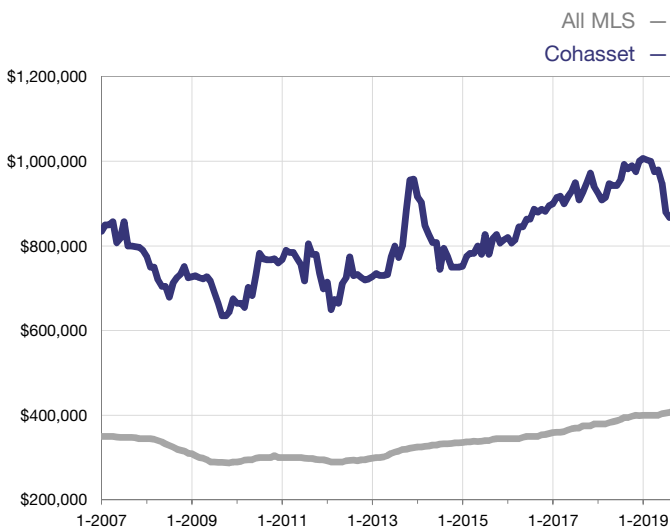
### Condominium Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	2	+ 100.0%	16	10	- 37.5%
Closed Sales	0	0	--	15	7	- 53.3%
Median Sales Price*	\$0	\$0	--	\$695,000	\$450,000	- 35.3%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	3.7	5.0	+ 35.1%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	155	78	- 49.7%
Percent of Original List Price Received*	0.0%	0.0%	--	96.2%	95.2%	- 1.0%
New Listings	0	3	--	21	38	+ 81.0%

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

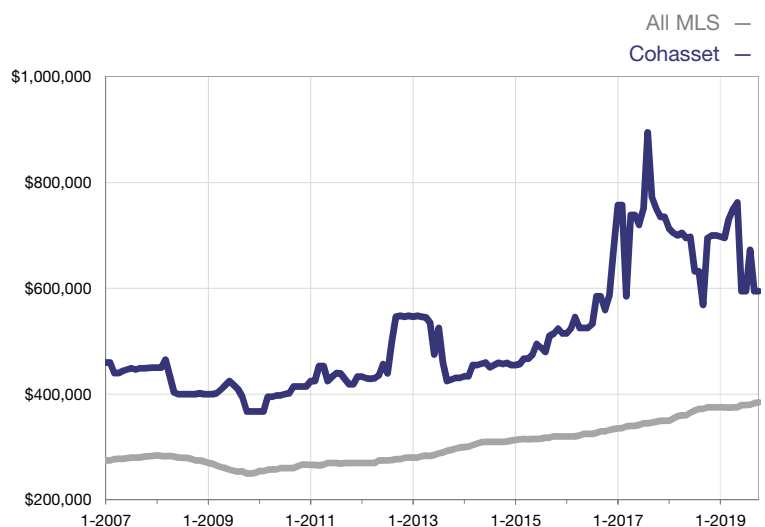
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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