

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	130	87	- 33.1%
Closed Sales	10	6	- 40.0%	137	90	- 34.3%
Median Sales Price*	\$1,437,500	\$1,170,000	- 18.6%	\$1,350,000	\$1,375,000	+ 1.9%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	65	41	- 36.9%	59	38	- 35.6%
Percent of Original List Price Received*	96.3%	88.9%	- 7.7%	97.3%	98.5%	+ 1.2%
New Listings	3	1	- 66.7%	145	130	- 10.3%

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

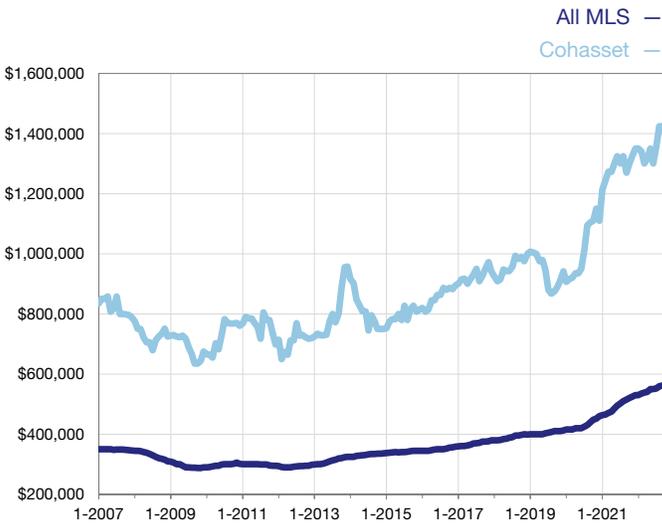
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	13	17	+ 30.8%
Closed Sales	0	0	--	11	20	+ 81.8%
Median Sales Price*	\$0	\$0	--	\$716,625	\$872,000	+ 21.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	51	34	- 33.3%
Percent of Original List Price Received*	0.0%	0.0%	--	96.0%	100.9%	+ 5.1%
New Listings	0	0	--	15	16	+ 6.7%

* 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

