

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	0	4	--
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$1,400,000	\$1,153,000	- 17.6%	\$1,400,000	\$1,153,000	- 17.6%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	130	45	- 65.4%	130	45	- 65.4%
Percent of Original List Price Received*	85.2%	95.0%	+ 11.5%	85.2%	95.0%	+ 11.5%
New Listings	4	5	+ 25.0%	4	5	+ 25.0%

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

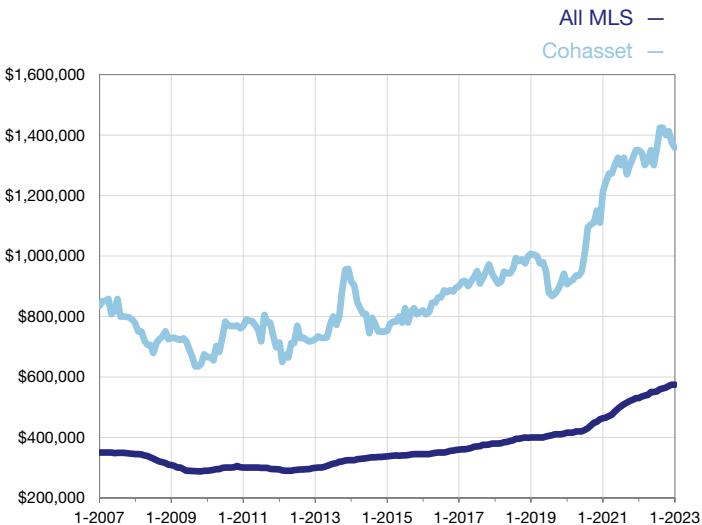
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$782,000	\$879,000	+ 12.4%	\$782,000	\$879,000	+ 12.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	16	22	+ 37.5%	16	22	+ 37.5%
Percent of Original List Price Received*	101.4%	100.0%	- 1.4%	101.4%	100.0%	- 1.4%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* 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

