

Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	17	10	- 41.2%	81	113	+ 39.5%
Closed Sales	8	19	+ 137.5%	66	97	+ 47.0%
Median Sales Price*	\$766,850	\$1,055,000	+ 37.6%	\$796,000	\$920,000	+ 15.6%
Inventory of Homes for Sale	91	86	- 5.5%	--	--	--
Months Supply of Inventory	9.8	7.3	- 25.5%	--	--	--
Cumulative Days on Market Until Sale	108	90	- 16.7%	126	124	- 1.6%
Percent of Original List Price Received*	97.2%	92.0%	- 5.3%	94.8%	94.7%	- 0.1%
New Listings	17	9	- 47.1%	163	183	+ 12.3%

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

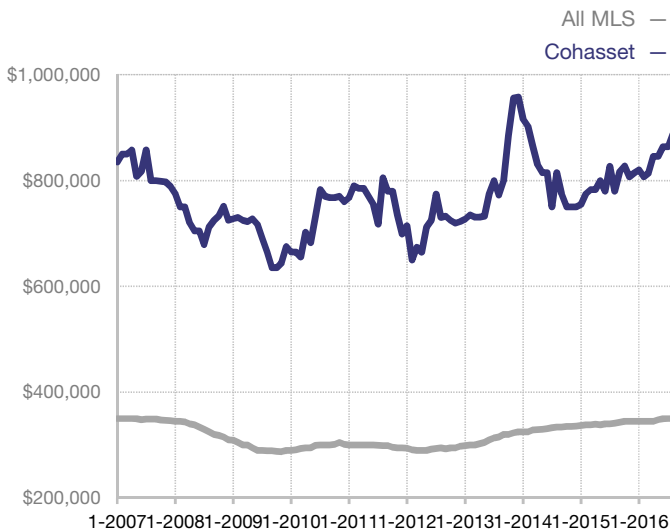
Condominium Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	1	- 75.0%	19	6	- 68.4%
Closed Sales	3	2	- 33.3%	13	10	- 23.1%
Median Sales Price*	\$400,000	\$585,000	+ 46.3%	\$510,000	\$585,000	+ 14.7%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	4.1	0.9	- 78.0%	--	--	--
Cumulative Days on Market Until Sale	97	24	- 75.3%	81	167	+ 106.2%
Percent of Original List Price Received*	93.8%	98.9%	+ 5.4%	94.8%	100.4%	+ 5.9%
New Listings	2	1	- 50.0%	22	7	- 68.2%

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

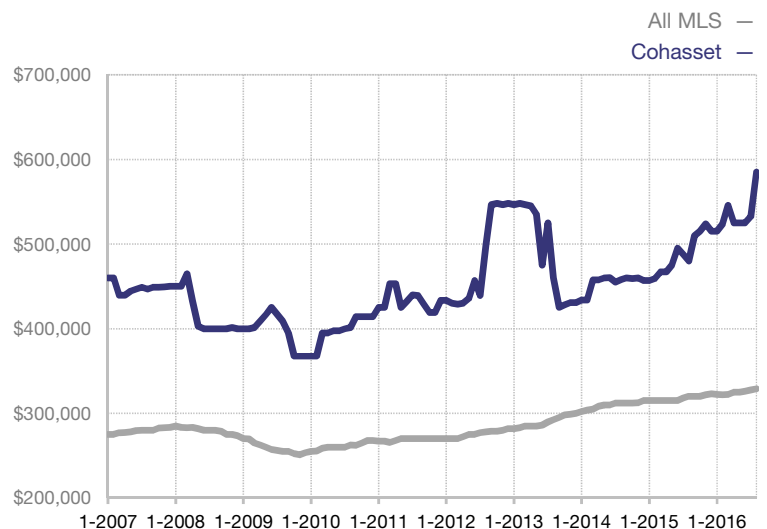
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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