

Local Market Update – December 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	7	+ 75.0%	110	153	+ 39.1%
Closed Sales	8	8	0.0%	111	136	+ 22.5%
Median Sales Price*	\$868,750	\$1,232,641	+ 41.9%	\$814,000	\$895,000	+ 10.0%
Inventory of Homes for Sale	58	54	- 6.9%	--	--	--
Months Supply of Inventory	6.3	4.8	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	69	117	+ 69.6%	116	123	+ 6.0%
Percent of Original List Price Received*	97.7%	90.7%	- 7.2%	94.5%	93.9%	- 0.6%
New Listings	7	11	+ 57.1%	220	247	+ 12.3%

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

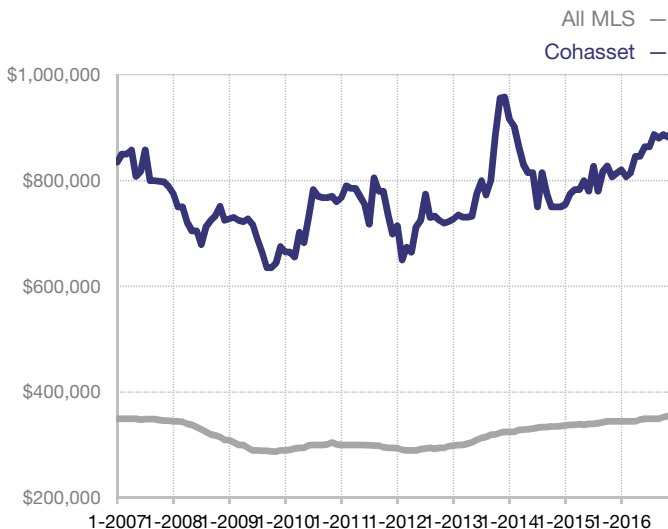
Condominium Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	2	--	30	10	- 66.7%
Closed Sales	3	1	- 66.7%	25	12	- 52.0%
Median Sales Price*	\$499,000	\$1,212,393	+ 143.0%	\$515,000	\$671,250	+ 30.3%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.3	4.7	+ 261.5%	--	--	--
Cumulative Days on Market Until Sale	100	415	+ 315.0%	92	184	+ 100.0%
Percent of Original List Price Received*	98.7%	138.6%	+ 40.4%	95.9%	106.1%	+ 10.6%
New Listings	1	1	0.0%	34	23	- 32.4%

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

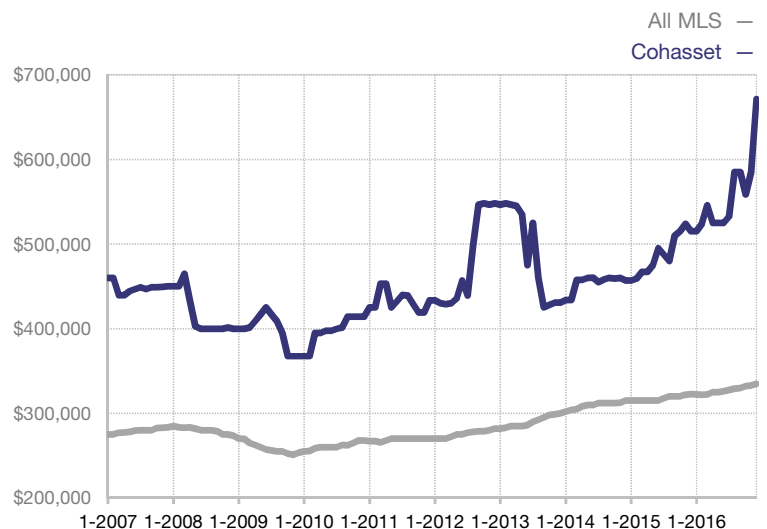
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

