

Local Market Update – August 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	9	8	- 11.1%	112	96	- 14.3%
Closed Sales	19	17	- 10.5%	97	114	+ 17.5%
Median Sales Price*	\$1,055,000	\$900,000	- 14.7%	\$920,000	\$927,500	+ 0.8%
Inventory of Homes for Sale	94	66	- 29.8%	--	--	--
Months Supply of Inventory	7.9	5.2	- 34.2%	--	--	--
Cumulative Days on Market Until Sale	90	130	+ 44.4%	124	117	- 5.6%
Percent of Original List Price Received*	92.0%	91.4%	- 0.7%	94.7%	95.1%	+ 0.4%
New Listings	9	9	0.0%	184	144	- 21.7%

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

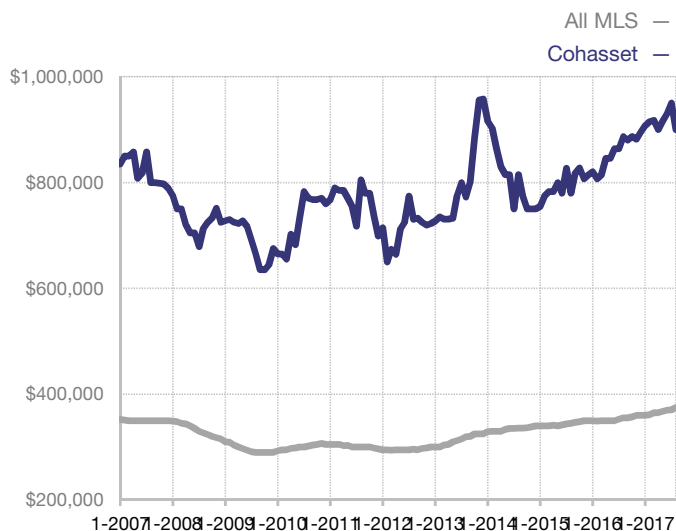
Condominium Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	1	4	+ 300.0%	6	15	+ 150.0%
Closed Sales	2	1	- 50.0%	10	11	+ 10.0%
Median Sales Price*	\$585,000	\$503,000	- 14.0%	\$585,000	\$720,000	+ 23.1%
Inventory of Homes for Sale	2	12	+ 500.0%	--	--	--
Months Supply of Inventory	0.9	6.5	+ 622.2%	--	--	--
Cumulative Days on Market Until Sale	24	19	- 20.8%	167	94	- 43.7%
Percent of Original List Price Received*	98.9%	97.7%	- 1.2%	100.4%	98.3%	- 2.1%
New Listings	1	7	+ 600.0%	6	22	+ 266.7%

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

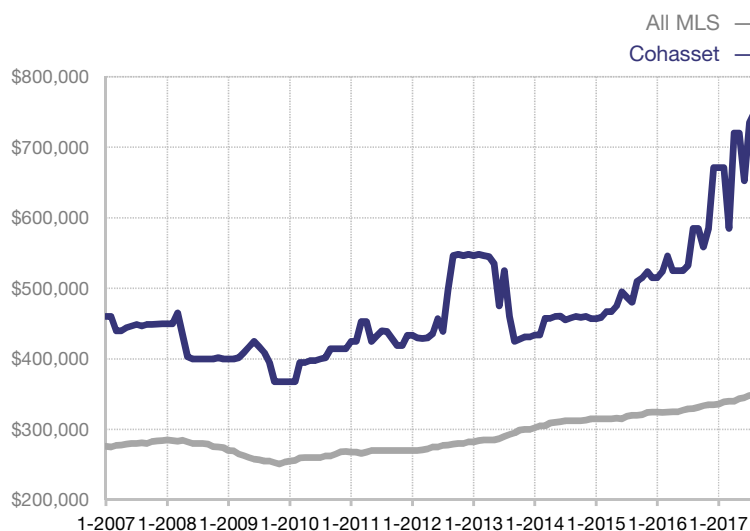
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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