

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	13	+ 30.0%	89	86	- 3.4%
Closed Sales	19	18	- 5.3%	72	75	+ 4.2%
Median Sales Price*	\$1,177,000	\$932,500	- 20.8%	\$972,500	\$842,000	- 13.4%
Inventory of Homes for Sale	67	72	+ 7.5%	--	--	--
Months Supply of Inventory	6.6	6.7	+ 1.5%	--	--	--
Cumulative Days on Market Until Sale	48	60	+ 25.0%	103	96	- 6.8%
Percent of Original List Price Received*	95.6%	96.6%	+ 1.0%	93.5%	94.3%	+ 0.9%
New Listings	11	17	+ 54.5%	143	163	+ 14.0%

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

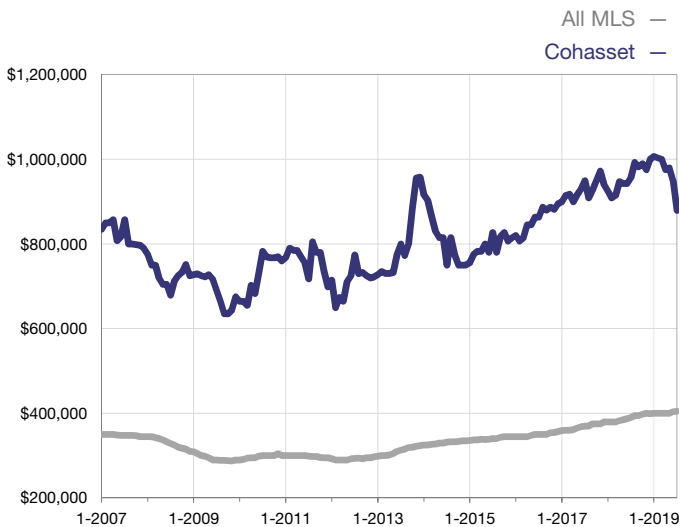
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	2	--	12	10	- 16.7%
Closed Sales	0	0	--	13	7	- 46.2%
Median Sales Price*	\$0	\$0	--	\$695,000	\$450,000	- 35.3%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	4.1	4.8	+ 17.1%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	159	78	- 50.9%
Percent of Original List Price Received*	0.0%	0.0%	--	97.3%	95.2%	- 2.2%
New Listings	0	7	--	15	23	+ 53.3%

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

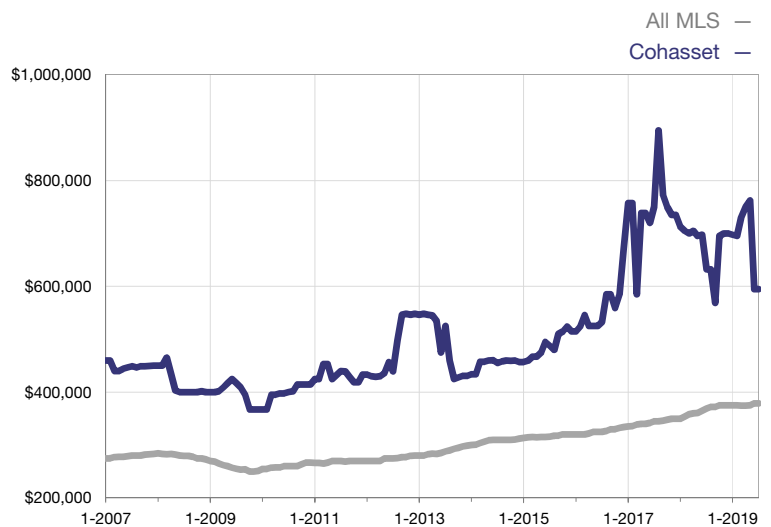
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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