

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	14	+ 55.6%	31	54	+ 74.2%
Closed Sales	7	21	+ 200.0%	32	47	+ 46.9%
Median Sales Price*	\$1,250,000	\$1,060,000	- 15.2%	\$812,500	\$1,489,000	+ 83.3%
Inventory of Homes for Sale	58	18	- 69.0%	--	--	--
Months Supply of Inventory	5.4	1.3	- 75.9%	--	--	--
Cumulative Days on Market Until Sale	109	51	- 53.2%	116	73	- 37.1%
Percent of Original List Price Received*	93.8%	100.0%	+ 6.6%	91.7%	97.5%	+ 6.3%
New Listings	16	18	+ 12.5%	77	58	- 24.7%

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

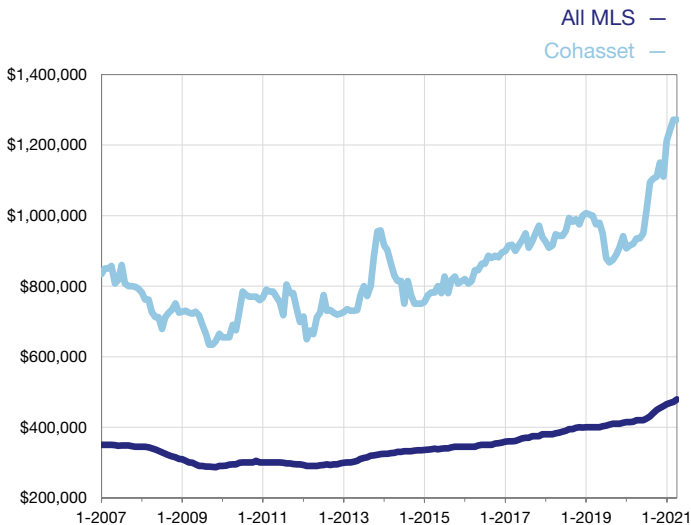
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	5	5	0.0%
Closed Sales	2	1	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$909,500	\$685,000	- 24.7%	\$606,500	\$716,625	+ 18.2%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.3	0.5	- 78.3%	--	--	--
Cumulative Days on Market Until Sale	31	16	- 48.4%	62	34	- 45.2%
Percent of Original List Price Received*	101.2%	102.4%	+ 1.2%	98.6%	92.8%	- 5.9%
New Listings	0	2	--	9	5	- 44.4%

* 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

