

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	12	- 29.4%	48	65	+ 35.4%
Closed Sales	7	6	- 14.3%	39	53	+ 35.9%
Median Sales Price*	\$905,000	\$1,275,000	+ 40.9%	\$825,000	\$1,350,000	+ 63.6%
Inventory of Homes for Sale	62	18	- 71.0%	--	--	--
Months Supply of Inventory	6.0	1.3	- 78.3%	--	--	--
Cumulative Days on Market Until Sale	52	42	- 19.2%	105	69	- 34.3%
Percent of Original List Price Received*	96.1%	101.1%	+ 5.2%	92.5%	97.9%	+ 5.8%
New Listings	30	12	- 60.0%	106	70	- 34.0%

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

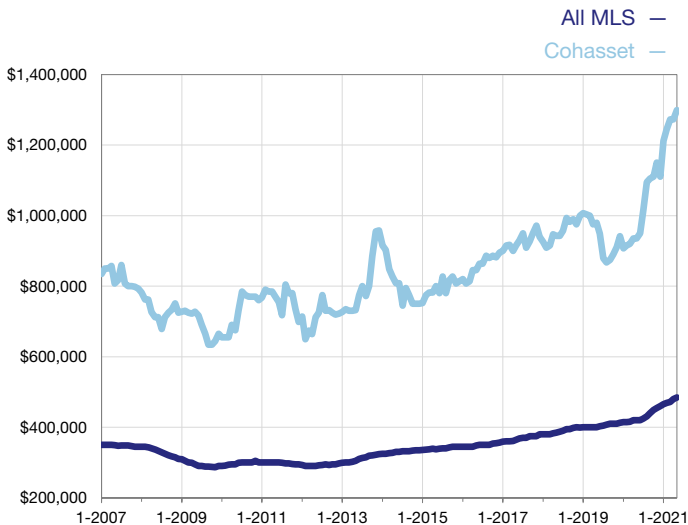
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	6	5	- 16.7%
Closed Sales	1	1	0.0%	7	4	- 42.9%
Median Sales Price*	\$1,020,000	\$780,000	- 23.5%	\$753,000	\$748,313	- 0.6%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	4.7	1.0	- 78.7%	--	--	--
Cumulative Days on Market Until Sale	57	251	+ 340.4%	61	88	+ 44.3%
Percent of Original List Price Received*	97.2%	89.7%	- 7.7%	98.4%	92.0%	- 6.5%
New Listings	4	1	- 75.0%	14	6	- 57.1%

* 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

