

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	5	- 44.4%	125	83	- 33.6%
Closed Sales	9	6	- 33.3%	127	84	- 33.9%
Median Sales Price*	\$1,300,000	<b>\$1,415,000</b>	+ 8.8%	\$1,340,500	<b>\$1,392,500</b>	+ 3.9%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	38	45	+ 18.4%	58	38	- 34.5%
Percent of Original List Price Received*	100.9%	93.0%	- 7.8%	97.4%	99.2%	+ 1.8%
New Listings	4	7	+ 75.0%	142	129	- 9.2%

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

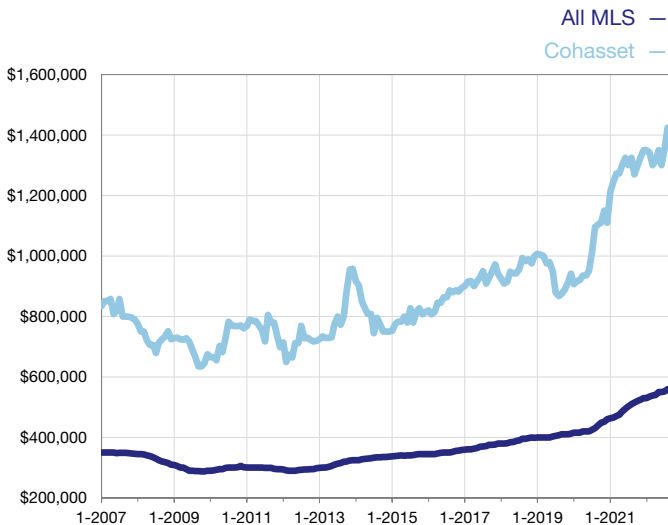
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	10	16	+ 60.0%
Closed Sales	0	2	--	11	20	+ 81.8%
Median Sales Price*	\$0	<b>\$1,005,000</b>	--	\$716,625	<b>\$872,000</b>	+ 21.7%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	0	27	--	51	34	- 33.3%
Percent of Original List Price Received*	0.0%	100.2%	--	96.0%	100.9%	+ 5.1%
New Listings	3	1	- 66.7%	15	16	+ 6.7%

\* 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

