

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	5	9	+ 80.0%
Closed Sales	3	4	+ 33.3%	8	8	0.0%
Median Sales Price*	\$2,550,000	\$919,500	- 63.9%	\$1,970,000	\$1,100,000	- 44.2%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	30	78	+ 160.0%	93	61	- 34.4%
Percent of Original List Price Received*	98.8%	91.6%	- 7.3%	90.3%	93.3%	+ 3.3%
New Listings	7	10	+ 42.9%	11	15	+ 36.4%

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

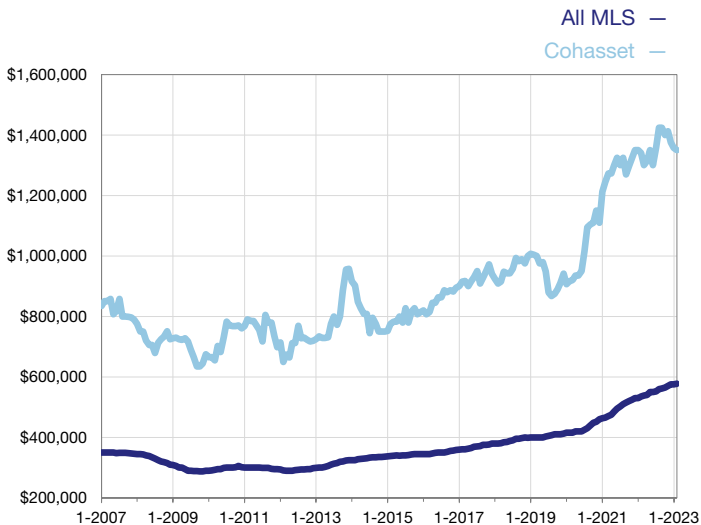
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	2	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$1,205,000	\$0	- 100.0%	\$997,500	\$879,000	- 11.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	46	0	- 100.0%	31	22	- 29.0%
Percent of Original List Price Received*	98.2%	0.0%	- 100.0%	99.8%	100.0%	+ 0.2%
New Listings	0	0	--	1	2	+ 100.0%

* 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

