

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	14	14	0.0%
Closed Sales	5	4	- 20.0%	13	12	- 7.7%
Median Sales Price*	\$1,090,000	\$1,443,000	+ 32.4%	\$1,200,000	\$1,153,000	- 3.9%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	27	52	+ 92.6%	67	58	- 13.4%
Percent of Original List Price Received*	100.5%	101.4%	+ 0.9%	94.2%	96.0%	+ 1.9%
New Listings	22	11	- 50.0%	33	26	- 21.2%

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

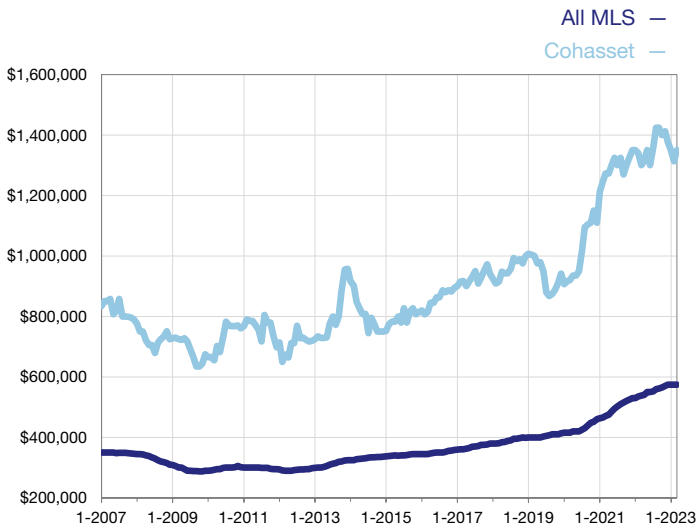
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$1,600,000	\$0	- 100.0%	\$1,010,000	\$879,000	- 13.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	27	22	- 18.5%
Percent of Original List Price Received*	100.3%	0.0%	- 100.0%	99.9%	100.0%	+ 0.1%
New Listings	2	2	0.0%	3	4	+ 33.3%

* 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

