

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	2	- 85.7%	28	15	- 46.4%
Closed Sales	8	4	- 50.0%	21	16	- 23.8%
Median Sales Price*	\$1,362,500	\$1,999,550	+ 46.8%	\$1,300,000	\$1,216,000	- 6.5%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	1.8	3.8	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	34	15	- 55.9%	55	47	- 14.5%
Percent of Original List Price Received*	101.5%	100.9%	- 0.6%	97.0%	97.2%	+ 0.2%
New Listings	15	7	- 53.3%	48	33	- 31.3%

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

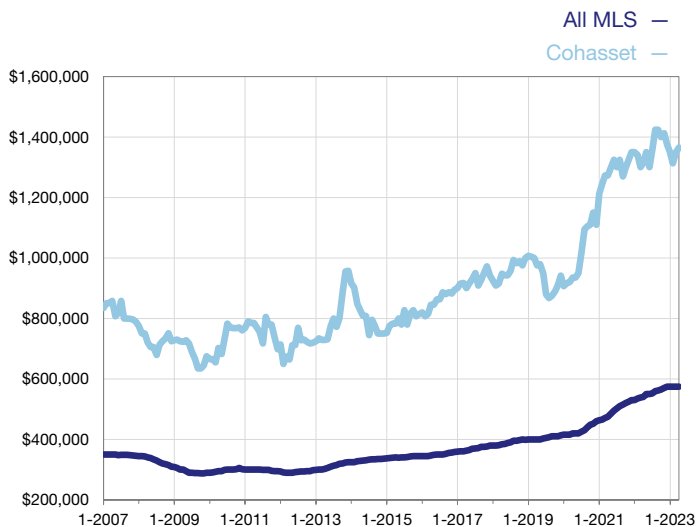
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	5	2	- 60.0%
Closed Sales	3	1	- 66.7%	8	2	- 75.0%
Median Sales Price*	\$725,000	\$1,375,000	+ 89.7%	\$997,500	\$1,127,000	+ 13.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	67	16	- 76.1%	42	19	- 54.8%
Percent of Original List Price Received*	96.9%	98.2%	+ 1.3%	98.8%	99.1%	+ 0.3%
New Listings	5	3	- 40.0%	8	7	- 12.5%

* 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

