

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	13	0.0%	41	28	- 31.7%
Closed Sales	13	3	- 76.9%	34	19	- 44.1%
Median Sales Price*	\$1,365,000	\$2,499,000	+ 83.1%	\$1,332,500	\$1,226,000	- 8.0%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	33	29	- 12.1%	47	44	- 6.4%
Percent of Original List Price Received*	104.6%	100.0%	- 4.4%	99.9%	97.7%	- 2.2%
New Listings	20	7	- 65.0%	61	37	- 39.3%

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

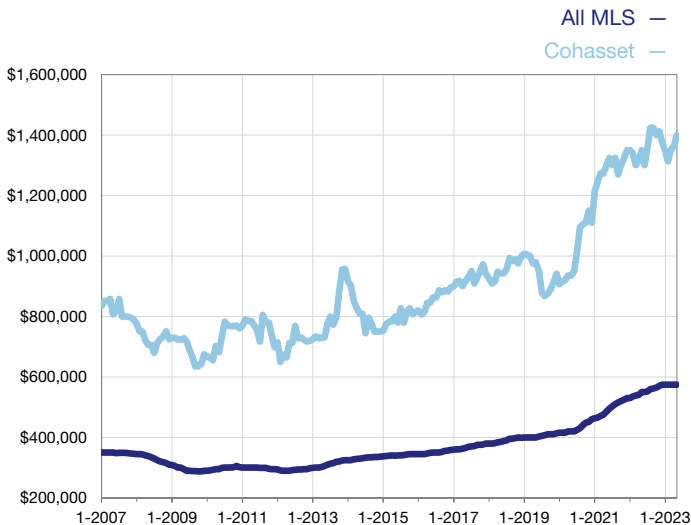
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	9	2	- 77.8%
Median Sales Price*	\$400,000	\$0	- 100.0%	\$985,000	\$1,127,000	+ 14.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	3.0	1.7	- 43.3%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	39	19	- 51.3%
Percent of Original List Price Received*	114.3%	0.0%	- 100.0%	100.5%	99.1%	- 1.4%
New Listings	3	1	- 66.7%	11	7	- 36.4%

* 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

