

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	50	32	- 36.0%
Closed Sales	8	6	- 25.0%	42	25	- 40.5%
Median Sales Price*	\$1,352,500	<b>\$1,545,000</b>	+ 14.2%	\$1,332,500	<b>\$1,226,000</b>	- 8.0%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	2.1	3.4	+ 61.9%	--	--	--
Cumulative Days on Market Until Sale	23	45	+ 95.7%	42	45	+ 7.1%
Percent of Original List Price Received*	106.5%	98.0%	- 8.0%	101.2%	97.7%	- 3.5%
New Listings	11	9	- 18.2%	72	47	- 34.7%

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

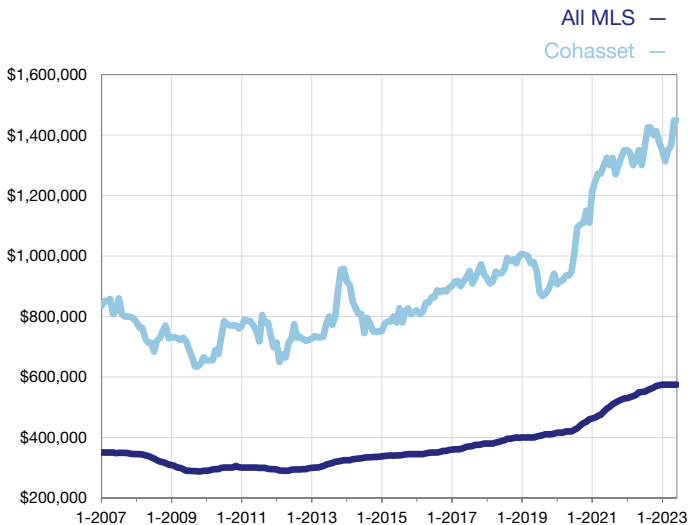
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	12	4	- 66.7%
Closed Sales	3	2	- 33.3%	12	4	- 66.7%
Median Sales Price*	\$1,000,000	<b>\$897,000</b>	- 10.3%	\$992,500	<b>\$911,500</b>	- 8.2%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	2.7	+ 440.0%	--	--	--
Cumulative Days on Market Until Sale	23	61	+ 165.2%	35	40	+ 14.3%
Percent of Original List Price Received*	101.7%	84.1%	- 17.3%	100.8%	91.6%	- 9.1%
New Listings	1	0	- 100.0%	12	7	- 41.7%

\* 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

