

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	57	40	- 29.8%
Closed Sales	5	8	+ 60.0%	47	33	- 29.8%
Median Sales Price*	\$2,050,000	<b>\$1,575,000</b>	- 23.2%	\$1,385,000	<b>\$1,495,000</b>	+ 7.9%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	23	60	+ 160.9%	40	48	+ 20.0%
Percent of Original List Price Received*	101.3%	95.9%	- 5.3%	101.2%	97.3%	- 3.9%
New Listings	10	4	- 60.0%	82	50	- 39.0%

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

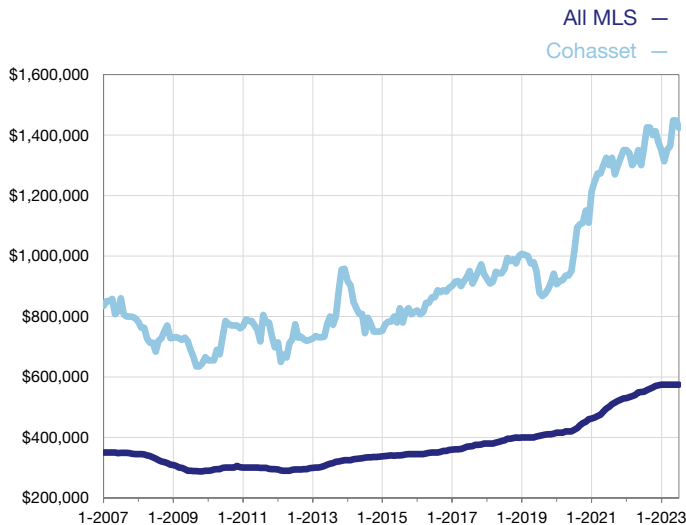
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	13	5	- 61.5%
Closed Sales	3	1	- 66.7%	15	5	- 66.7%
Median Sales Price*	\$879,000	<b>\$1,360,000</b>	+ 54.7%	\$900,000	<b>\$944,000</b>	+ 4.9%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	2.3	+ 360.0%	--	--	--
Cumulative Days on Market Until Sale	20	46	+ 130.0%	32	41	+ 28.1%
Percent of Original List Price Received*	104.9%	91.9%	- 12.4%	101.6%	91.7%	- 9.7%
New Listings	1	0	- 100.0%	13	8	- 38.5%

\* 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

