

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	64	44	- 31.3%
Closed Sales	17	10	- 41.2%	64	43	- 32.8%
Median Sales Price*	\$1,905,000	\$1,782,500	- 6.4%	\$1,477,000	\$1,550,000	+ 4.9%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	32	103	+ 221.9%	38	61	+ 60.5%
Percent of Original List Price Received*	96.8%	96.3%	- 0.5%	100.0%	97.1%	- 2.9%
New Listings	6	8	+ 33.3%	88	58	- 34.1%

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

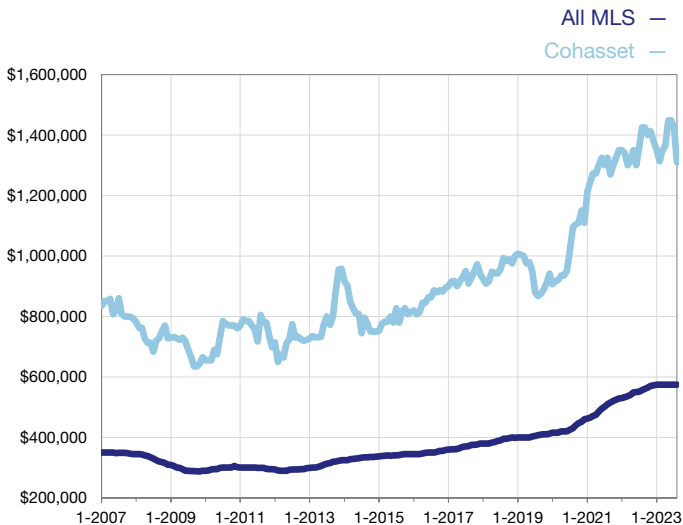
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	14	6	- 57.1%
Closed Sales	2	2	0.0%	17	7	- 58.8%
Median Sales Price*	\$555,000	\$721,500	+ 30.0%	\$879,000	\$944,000	+ 7.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	61	132	+ 116.4%	35	67	+ 91.4%
Percent of Original List Price Received*	97.0%	84.1%	- 13.3%	101.1%	89.5%	- 11.5%
New Listings	1	0	- 100.0%	14	8	- 42.9%

* 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

