

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	70	49	- 30.0%
Closed Sales	7	6	- 14.3%	71	49	- 31.0%
Median Sales Price*	\$1,180,000	\$1,042,500	- 11.7%	\$1,425,000	\$1,515,000	+ 6.3%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	33	39	+ 18.2%	38	58	+ 52.6%
Percent of Original List Price Received*	98.2%	98.8%	+ 0.6%	99.8%	97.3%	- 2.5%
New Listings	13	12	- 7.7%	101	69	- 31.7%

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

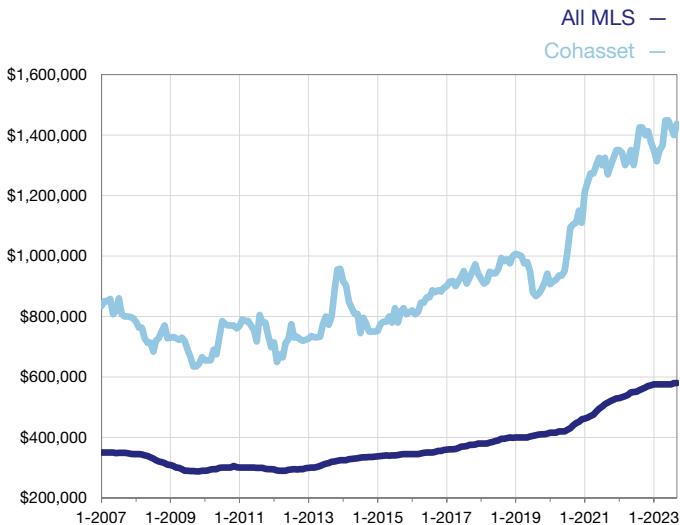
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	16	6	- 62.5%
Closed Sales	1	0	- 100.0%	18	7	- 61.1%
Median Sales Price*	\$855,000	\$0	- 100.0%	\$872,000	\$944,000	+ 8.3%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.6	--	--	--	--
Cumulative Days on Market Until Sale	25	0	- 100.0%	35	67	+ 91.4%
Percent of Original List Price Received*	99.5%	0.0%	- 100.0%	101.0%	89.5%	- 11.4%
New Listings	1	2	+ 100.0%	15	10	- 33.3%

* 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

