

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	77	59	- 23.4%
Closed Sales	7	4	- 42.9%	78	53	- 32.1%
Median Sales Price*	\$1,150,000	\$1,437,500	+ 25.0%	\$1,392,500	\$1,515,000	+ 8.8%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--
Cumulative Days on Market Until Sale	35	115	+ 228.6%	37	62	+ 67.6%
Percent of Original List Price Received*	98.1%	94.6%	- 3.6%	99.7%	97.1%	- 2.6%
New Listings	10	11	+ 10.0%	111	79	- 28.8%

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

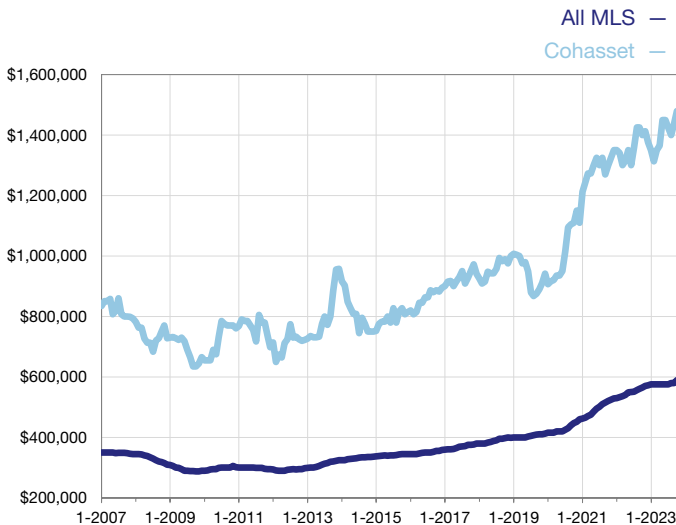
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	16	8	- 50.0%
Closed Sales	0	0	--	18	7	- 61.1%
Median Sales Price*	\$0	\$0	--	\$872,000	\$944,000	+ 8.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	35	67	+ 91.4%
Percent of Original List Price Received*	0.0%	0.0%	--	101.0%	89.5%	- 11.4%
New Listings	0	4	--	15	14	- 6.7%

* 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

