

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	82	65	- 20.7%
Closed Sales	6	6	0.0%	84	59	- 29.8%
Median Sales Price*	\$1,415,000	\$1,437,500	+ 1.6%	\$1,392,500	\$1,515,000	+ 8.8%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	45	60	+ 33.3%	38	62	+ 63.2%
Percent of Original List Price Received*	93.0%	94.7%	+ 1.8%	99.2%	96.8%	- 2.4%
New Listings	6	3	- 50.0%	117	82	- 29.9%

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

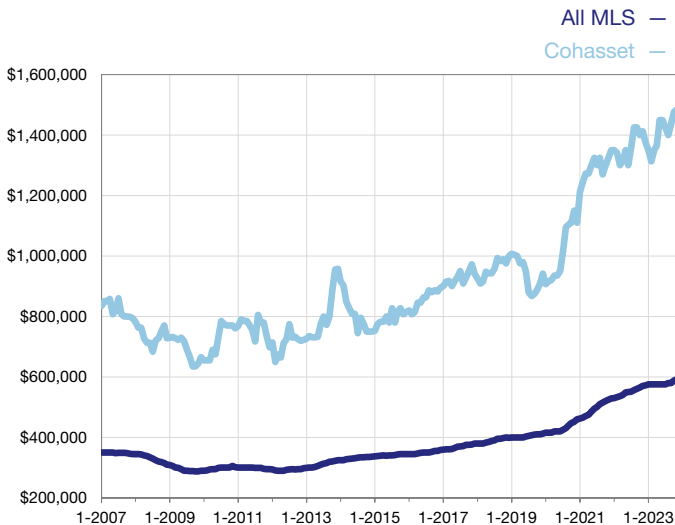
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	16	8	- 50.0%
Closed Sales	2	2	0.0%	20	9	- 55.0%
Median Sales Price*	\$1,005,000	\$949,500	- 5.5%	\$872,000	\$944,000	+ 8.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	27	90	+ 233.3%	34	72	+ 111.8%
Percent of Original List Price Received*	100.2%	89.0%	- 11.2%	100.9%	89.4%	- 11.4%
New Listings	1	0	- 100.0%	16	12	- 25.0%

* 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

