

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	85	67	- 21.2%
Closed Sales	6	8	+ 33.3%	90	67	- 25.6%
Median Sales Price*	\$1,170,000	<b>\$1,245,000</b>	+ 6.4%	\$1,375,000	<b>\$1,474,000</b>	+ 7.2%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	1.7	<b>0.7</b>	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	41	<b>68</b>	+ 65.9%	38	<b>63</b>	+ 65.8%
Percent of Original List Price Received*	88.9%	<b>94.0%</b>	+ 5.7%	98.5%	<b>96.5%</b>	- 2.0%
New Listings	1	0	- 100.0%	118	81	- 31.4%

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

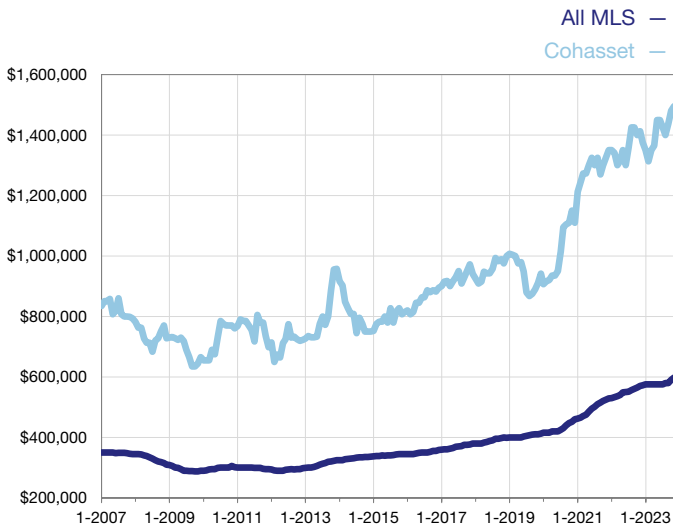
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	17	9	- 47.1%
Closed Sales	0	0	--	20	9	- 55.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$872,000	<b>\$944,000</b>	+ 8.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	34	<b>72</b>	+ 111.8%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	100.9%	<b>89.4%</b>	- 11.4%
New Listings	0	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

