

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	6	+ 50.0%	8	6	- 25.0%
Closed Sales	4	0	- 100.0%	8	5	- 37.5%
Median Sales Price*	\$919,500	\$0	- 100.0%	\$1,100,000	\$1,165,000	+ 5.9%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	78	0	- 100.0%	61	52	- 14.8%
Percent of Original List Price Received*	91.6%	0.0%	- 100.0%	93.3%	95.3%	+ 2.1%
New Listings	10	9	- 10.0%	14	13	- 7.1%

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

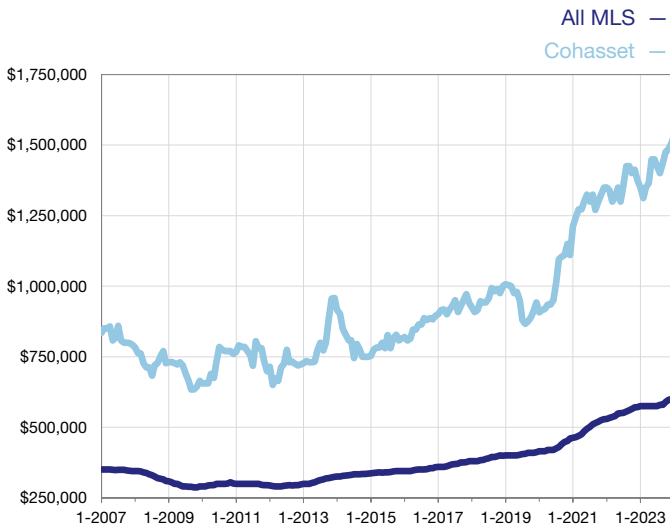
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$837,500	--	\$879,000	\$837,500	- 4.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	57	--	22	57	+ 159.1%
Percent of Original List Price Received*	0.0%	90.5%	--	100.0%	90.5%	- 9.5%
New Listings	0	0	--	2	1	- 50.0%

* 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

