

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	5	0.0%	13	11	- 15.4%
Closed Sales	4	1	- 75.0%	12	6	- 50.0%
Median Sales Price*	\$1,443,000	<b>\$2,500,000</b>	+ 73.3%	\$1,153,000	<b>\$1,235,000</b>	+ 7.1%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	52	125	+ 140.4%	58	64	+ 10.3%
Percent of Original List Price Received*	101.4%	78.1%	- 23.0%	96.0%	92.4%	- 3.7%
New Listings	9	10	+ 11.1%	23	23	0.0%

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

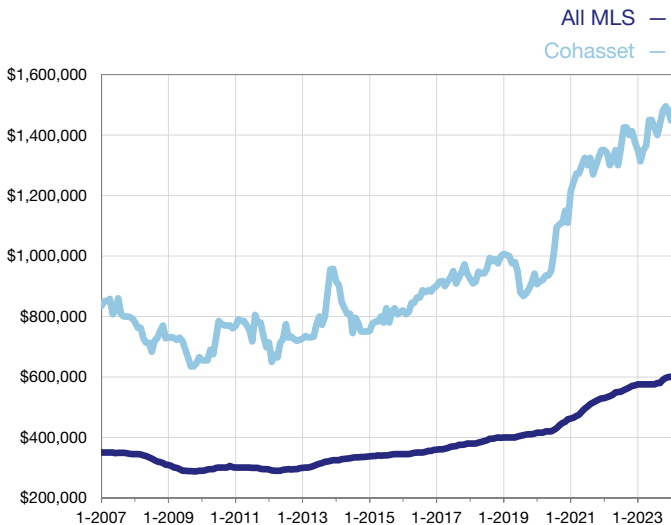
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$950,000</b>	--	\$879,000	<b>\$893,750</b>	+ 1.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	9	--	22	33	+ 50.0%
Percent of Original List Price Received*	0.0%	101.6%	--	100.0%	96.1%	- 3.9%
New Listings	2	1	- 50.0%	4	2	- 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

