

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	7	+ 250.0%	15	17	+ 13.3%
Closed Sales	4	6	+ 50.0%	16	13	- 18.8%
Median Sales Price*	\$1,999,550	<b>\$1,230,000</b>	- 38.5%	\$1,216,000	<b>\$1,305,000</b>	+ 7.3%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	3.3	3.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	15	49	+ 226.7%	47	56	+ 19.1%
Percent of Original List Price Received*	100.9%	96.3%	- 4.6%	97.2%	94.8%	- 2.5%
New Listings	6	11	+ 83.3%	29	33	+ 13.8%

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

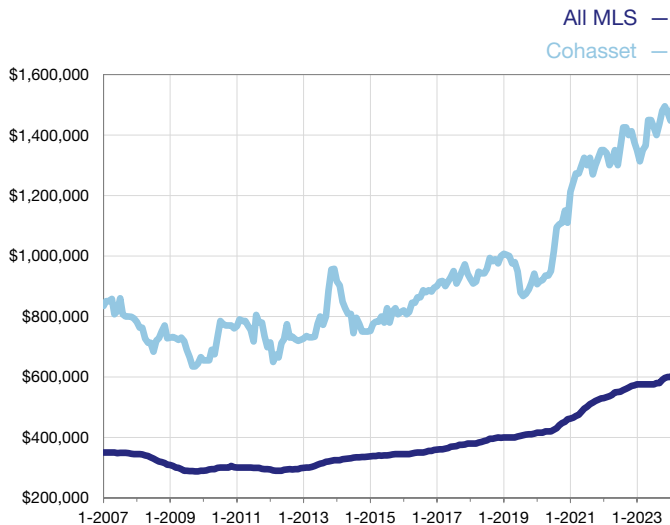
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$1,375,000	<b>\$0</b>	- 100.0%	\$1,127,000	<b>\$893,750</b>	- 20.7%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.9	4.0	+ 37.9%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	19	33	+ 73.7%
Percent of Original List Price Received*	98.2%	0.0%	- 100.0%	99.1%	96.1%	- 3.0%
New Listings	3	6	+ 100.0%	7	8	+ 14.3%

\* 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

