

Cohasset

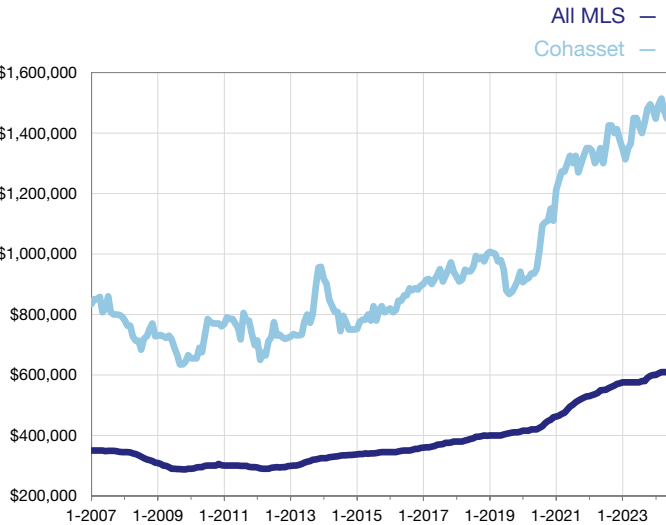
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	13	+ 18.2%	26	30	+ 15.4%
Closed Sales	3	7	+ 133.3%	19	20	+ 5.3%
Median Sales Price*	\$2,499,000	\$1,800,000	- 28.0%	\$1,226,000	\$1,567,500	+ 27.9%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--
Cumulative Days on Market Until Sale	29	67	+ 131.0%	44	60	+ 36.4%
Percent of Original List Price Received*	100.0%	95.4%	- 4.6%	97.7%	95.0%	- 2.8%
New Listings	8	13	+ 62.5%	37	49	+ 32.4%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	4	4	0.0%
Closed Sales	0	0	--	2	2	0.0%
Median Sales Price*	\$0	\$0	--	\$1,127,000	\$893,750	- 20.7%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.3	5.3	+ 130.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	19	33	+ 73.7%
Percent of Original List Price Received*	0.0%	0.0%	--	99.1%	96.1%	- 3.0%
New Listings	1	3	+ 200.0%	8	11	+ 37.5%

* 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

