

Cohasset

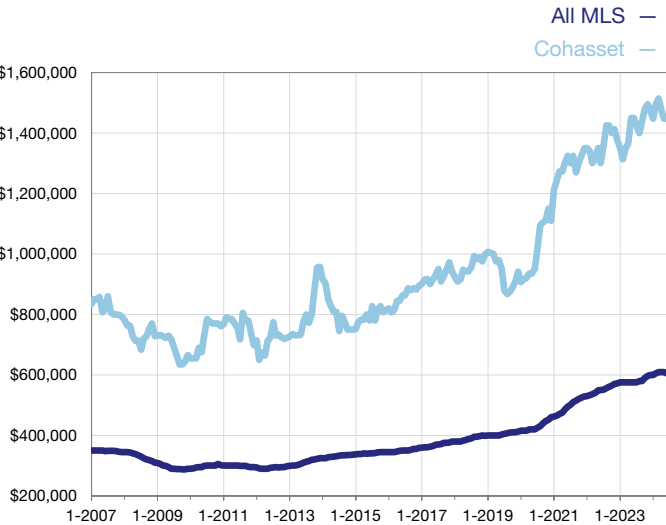
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	31	36	+ 16.1%
Closed Sales	6	6	0.0%	25	27	+ 8.0%
Median Sales Price*	\$1,545,000	\$1,442,500	- 6.6%	\$1,226,000	\$1,435,000	+ 17.0%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	3.5	3.2	- 8.6%	--	--	--
Cumulative Days on Market Until Sale	45	31	- 31.1%	45	52	+ 15.6%
Percent of Original List Price Received*	98.0%	96.4%	- 1.6%	97.7%	95.4%	- 2.4%
New Listings	9	10	+ 11.1%	46	59	+ 28.3%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	5	5	0.0%
Closed Sales	2	1	- 50.0%	4	3	- 25.0%
Median Sales Price*	\$897,000	\$398,500	- 55.6%	\$911,500	\$837,500	- 8.1%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	2.4	7.1	+ 195.8%	--	--	--
Cumulative Days on Market Until Sale	61	16	- 73.8%	40	27	- 32.5%
Percent of Original List Price Received*	84.1%	92.8%	+ 10.3%	91.6%	95.0%	+ 3.7%
New Listings	0	4	--	8	15	+ 87.5%

* 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

