

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	6	- 25.0%	39	41	+ 5.1%
Closed Sales	8	8	0.0%	33	35	+ 6.1%
Median Sales Price*	\$1,575,000	\$1,996,250	+ 26.7%	\$1,495,000	\$1,550,000	+ 3.7%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	60	29	- 51.7%	48	46	- 4.2%
Percent of Original List Price Received*	95.9%	97.1%	+ 1.3%	97.3%	95.8%	- 1.5%
New Listings	4	4	0.0%	50	62	+ 24.0%

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

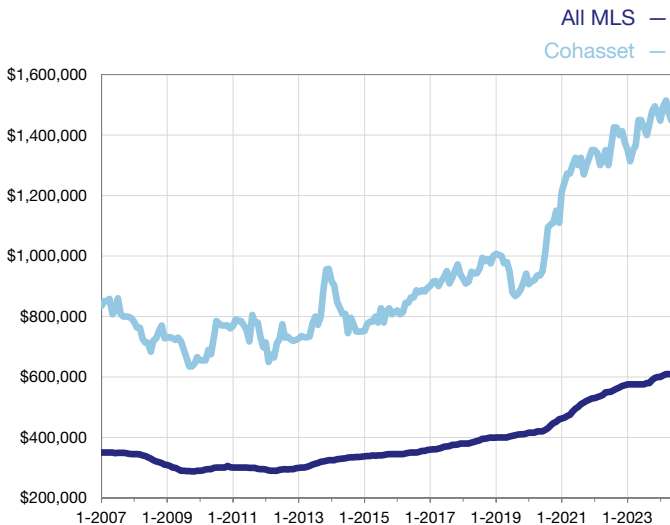
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	4	--	5	9	+ 80.0%
Closed Sales	1	2	+ 100.0%	5	5	0.0%
Median Sales Price*	\$1,360,000	\$818,500	- 39.8%	\$944,000	\$837,500	- 11.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	4.2	+ 82.6%	--	--	--
Cumulative Days on Market Until Sale	46	33	- 28.3%	41	30	- 26.8%
Percent of Original List Price Received*	91.9%	98.2%	+ 6.9%	91.7%	96.3%	+ 5.0%
New Listings	0	2	--	8	17	+ 112.5%

* 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

