

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

### Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	6	+ 100.0%	42	44	+ 4.8%
Closed Sales	10	6	- 40.0%	43	41	- 4.7%
Median Sales Price*	\$1,782,500	\$2,442,500	+ 37.0%	\$1,550,000	\$1,725,000	+ 11.3%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	3.4	2.6	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	103	32	- 68.9%	61	44	- 27.9%
Percent of Original List Price Received*	96.3%	95.5%	- 0.8%	97.1%	95.7%	- 1.4%
New Listings	7	7	0.0%	57	68	+ 19.3%

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

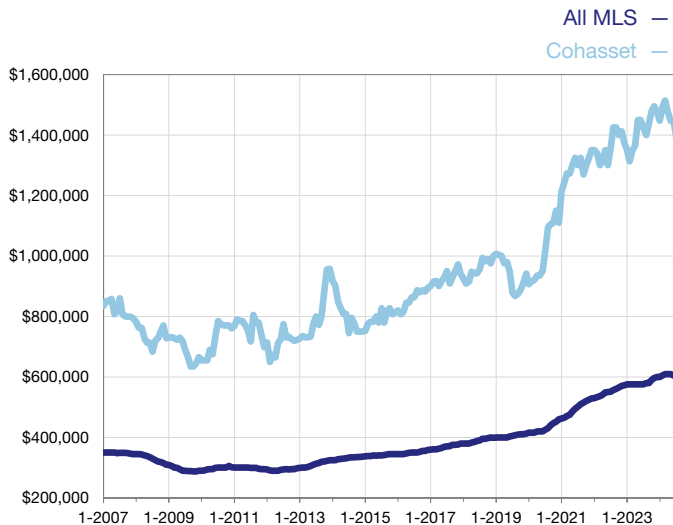
### Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	6	12	+ 100.0%
Closed Sales	2	1	- 50.0%	7	6	- 14.3%
Median Sales Price*	\$721,500	\$1,370,000	+ 89.9%	\$944,000	\$893,750	- 5.3%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.6	3.6	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	132	19	- 85.6%	67	28	- 58.2%
Percent of Original List Price Received*	84.1%	97.9%	+ 16.4%	89.5%	96.6%	+ 7.9%
New Listings	0	3	--	8	20	+ 150.0%

\* 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

