

Local Market Update – September 2024

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Cohasset

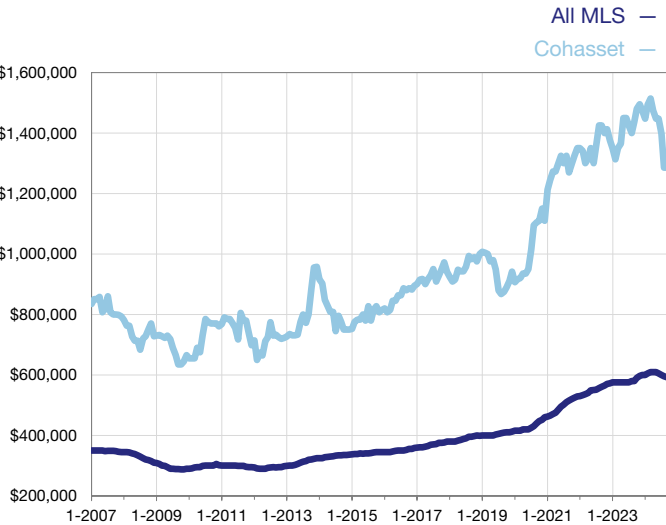
| Single-Family Properties | September | | | Year to Date | | |
|--|-------------|-------------|---------|--------------|-------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 7 | 5 | - 28.6% | 49 | 48 | - 2.0% |
| Closed Sales | 6 | 6 | 0.0% | 49 | 47 | - 4.1% |
| Median Sales Price* | \$1,042,500 | \$1,795,000 | + 72.2% | \$1,515,000 | \$1,725,000 | + 13.9% |
| Inventory of Homes for Sale | 22 | 22 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 4.1 | 3.7 | - 9.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 39 | 58 | + 48.7% | 58 | 46 | - 20.7% |
| Percent of Original List Price Received* | 98.8% | 95.4% | - 3.4% | 97.3% | 95.7% | - 1.6% |
| New Listings | 12 | 12 | 0.0% | 69 | 79 | + 14.5% |

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

| Condominium Properties | September | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 0 | 1 | -- | 6 | 12 | + 100.0% |
| Closed Sales | 0 | 4 | -- | 7 | 10 | + 42.9% |
| Median Sales Price* | \$0 | \$850,000 | -- | \$944,000 | \$881,250 | - 6.6% |
| Inventory of Homes for Sale | 3 | 9 | + 200.0% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 6.0 | + 130.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 17 | -- | 67 | 23 | - 65.7% |
| Percent of Original List Price Received* | 0.0% | 100.8% | -- | 89.5% | 98.2% | + 9.7% |
| New Listings | 2 | 7 | + 250.0% | 10 | 27 | + 170.0% |

* 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

