

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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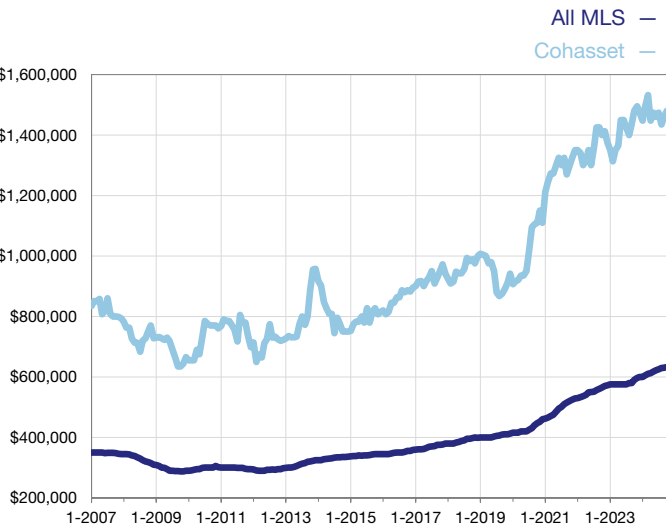
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	57	53	- 7.0%
Closed Sales	4	5	+ 25.0%	53	52	- 1.9%
Median Sales Price*	\$1,437,500	\$1,500,000	+ 4.3%	\$1,515,000	\$1,537,500	+ 1.5%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	4.2	3.1	- 26.2%	--	--	--
Cumulative Days on Market Until Sale	115	45	- 60.9%	62	46	- 25.8%
Percent of Original List Price Received*	94.6%	94.8%	+ 0.2%	97.1%	95.6%	- 1.5%
New Listings	11	7	- 36.4%	80	86	+ 7.5%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	8	14	+ 75.0%
Closed Sales	0	1	--	7	11	+ 57.1%
Median Sales Price*	\$0	\$1,675,000	--	\$944,000	\$925,000	- 2.0%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	2.3	5.3	+ 130.4%	--	--	--
Cumulative Days on Market Until Sale	0	2	--	67	21	- 68.7%
Percent of Original List Price Received*	0.0%	100.0%	--	89.5%	98.4%	+ 9.9%
New Listings	2	3	+ 50.0%	12	29	+ 141.7%

* 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

