

# Local Market Update – November 2024

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## Cohasset

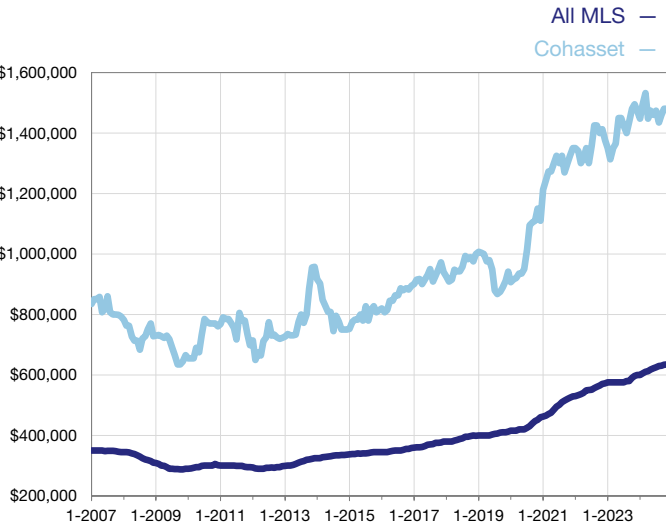
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	65	61	- 6.2%
Closed Sales	6	3	- 50.0%	59	55	- 6.8%
Median Sales Price*	\$1,437,500	\$1,499,000	+ 4.3%	\$1,515,000	\$1,525,000	+ 0.7%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	60	34	- 43.3%	62	45	- 27.4%
Percent of Original List Price Received*	94.7%	103.3%	+ 9.1%	96.8%	96.0%	- 0.8%
New Listings	4	8	+ 100.0%	84	93	+ 10.7%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	8	12	+ 50.0%
Closed Sales	2	2	0.0%	9	13	+ 44.4%
Median Sales Price*	\$949,500	\$1,165,000	+ 22.7%	\$944,000	\$925,000	- 2.0%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.6	3.5	+ 118.8%	--	--	--
Cumulative Days on Market Until Sale	90	35	- 61.1%	72	23	- 68.1%
Percent of Original List Price Received*	89.0%	101.0%	+ 13.5%	89.4%	98.8%	+ 10.5%
New Listings	0	1	--	12	30	+ 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

