

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	3	+ 50.0%	67	63	- 6.0%
Closed Sales	8	9	+ 12.5%	67	64	- 4.5%
Median Sales Price*	\$1,245,000	\$1,300,000	+ 4.4%	\$1,474,000	\$1,512,500	+ 2.6%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	68	63	- 7.4%	63	48	- 23.8%
Percent of Original List Price Received*	94.0%	93.3%	- 0.7%	96.5%	95.6%	- 0.9%
New Listings	0	2	--	84	96	+ 14.3%

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

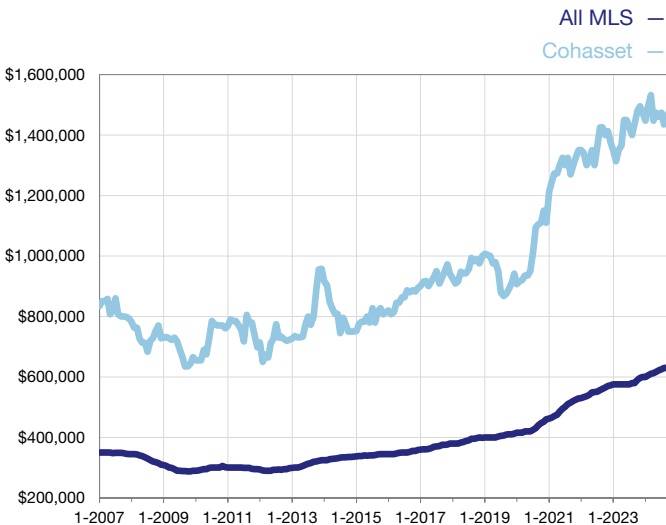
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	9	13	+ 44.4%
Closed Sales	0	0	--	9	13	+ 44.4%
Median Sales Price*	\$0	\$0	--	\$944,000	\$925,000	- 2.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.4	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	72	23	- 68.1%
Percent of Original List Price Received*	0.0%	0.0%	--	89.4%	98.8%	+ 10.5%
New Listings	0	0	--	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

