

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	4	--	0	4	--
Closed Sales	5	5	0.0%	5	5	0.0%
Median Sales Price*	\$1,165,000	\$1,959,000	+ 68.2%	\$1,165,000	\$1,959,000	+ 68.2%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	52	22	- 57.7%	52	22	- 57.7%
Percent of Original List Price Received*	95.3%	100.6%	+ 5.6%	95.3%	100.6%	+ 5.6%
New Listings	4	7	+ 75.0%	4	7	+ 75.0%

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

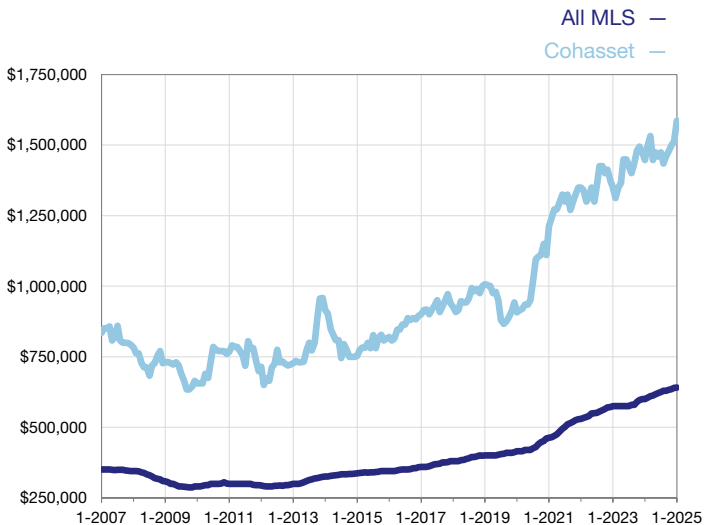
Condominium Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$695,000	--	\$0	\$695,000	--
Inventory of Homes for Sale	1	10	+ 900.0%	--	--	--
Months Supply of Inventory	1.6	4.2	+ 162.5%	--	--	--
Cumulative Days on Market Until Sale	0	117	--	0	117	--
Percent of Original List Price Received*	0.0%	89.7%	--	0.0%	89.7%	--
New Listings	1	8	+ 700.0%	1	8	+ 700.0%

* 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

