

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

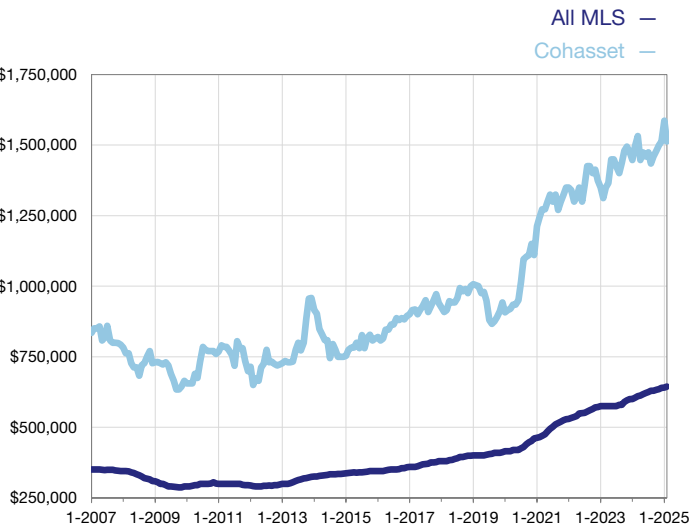
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	6	11	+ 83.3%
Closed Sales	0	4	--	5	9	+ 80.0%
Median Sales Price*	\$0	\$712,500	--	\$1,165,000	\$1,375,000	+ 18.0%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	0	46	--	52	33	- 36.5%
Percent of Original List Price Received*	0.0%	95.0%	--	95.3%	98.1%	+ 2.9%
New Listings	8	9	+ 12.5%	12	16	+ 33.3%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Median Sales Price*	\$837,500	\$550,000	- 34.3%	\$837,500	\$622,500	- 25.7%
Inventory of Homes for Sale	0	12	--	--	--	--
Months Supply of Inventory	0.0	6.8	--	--	--	--
Cumulative Days on Market Until Sale	57	17	- 70.2%	57	67	+ 17.5%
Percent of Original List Price Received*	90.5%	100.0%	+ 10.5%	90.5%	94.8%	+ 4.8%
New Listings	0	6	--	1	14	+ 1,300.0%

\* 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

