

Cohasset

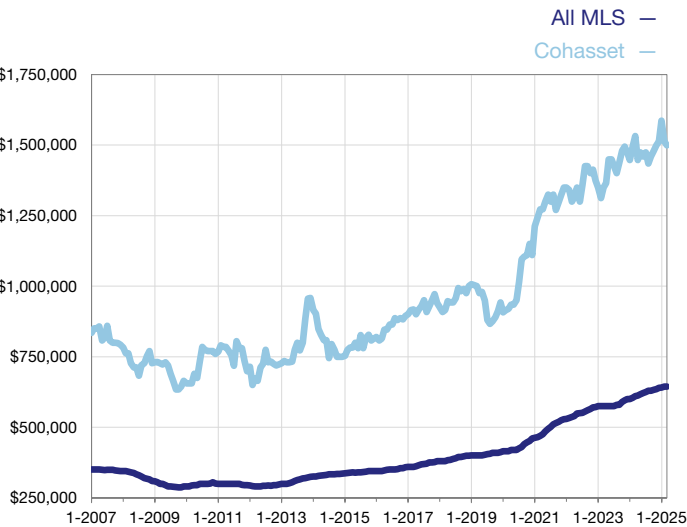
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	10	19	+ 90.0%
Closed Sales	2	6	+ 200.0%	7	15	+ 114.3%
Median Sales Price*	\$2,200,000	\$1,341,500	- 39.0%	\$1,305,000	\$1,375,000	+ 5.4%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	3.6	2.7	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	86	38	- 55.8%	62	35	- 43.5%
Percent of Original List Price Received*	89.1%	97.6%	+ 9.5%	93.5%	97.9%	+ 4.7%
New Listings	12	15	+ 25.0%	24	32	+ 33.3%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	2	9	+ 350.0%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$950,000	\$975,000	+ 2.6%	\$893,750	\$695,000	- 22.2%
Inventory of Homes for Sale	0	13	--	--	--	--
Months Supply of Inventory	0.0	5.9	--	--	--	--
Cumulative Days on Market Until Sale	9	144	+ 1,500.0%	33	93	+ 181.8%
Percent of Original List Price Received*	101.6%	85.1%	- 16.2%	96.1%	91.6%	- 4.7%
New Listings	1	7	+ 600.0%	2	21	+ 950.0%

* 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

