

Cohasset

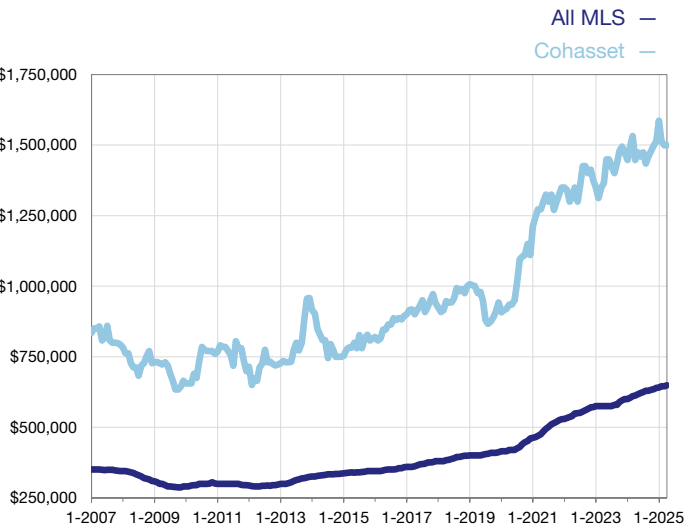
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	15	+ 114.3%	17	33	+ 94.1%
Closed Sales	6	4	- 33.3%	13	19	+ 46.2%
Median Sales Price*	\$1,230,000	\$1,352,500	+ 10.0%	\$1,305,000	\$1,360,000	+ 4.2%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	49	35	- 28.6%	56	35	- 37.5%
Percent of Original List Price Received*	96.3%	97.7%	+ 1.5%	94.8%	97.8%	+ 3.2%
New Listings	11	25	+ 127.3%	35	57	+ 62.9%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	3	11	+ 266.7%
Closed Sales	0	2	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$537,500	--	\$893,750	\$645,000	- 27.8%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	4.0	6.4	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	0	43	--	33	73	+ 121.2%
Percent of Original List Price Received*	0.0%	95.9%	--	96.1%	93.3%	- 2.9%
New Listings	6	6	0.0%	8	27	+ 237.5%

* 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

