

Cohasset

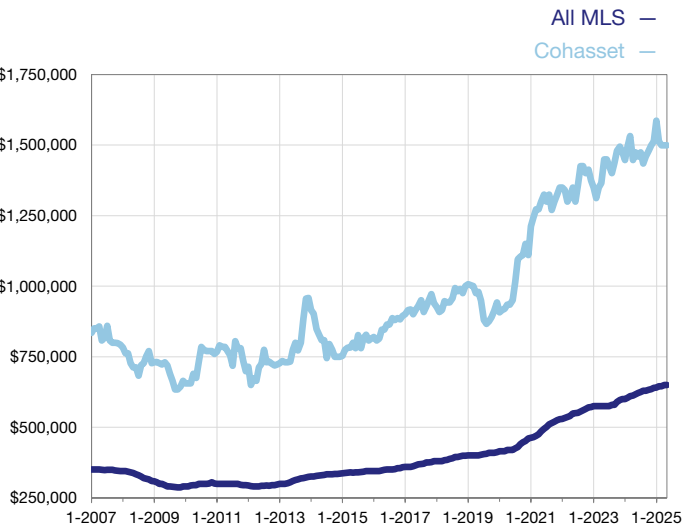
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	27	44	+ 63.0%
Closed Sales	8	6	- 25.0%	21	25	+ 19.0%
Median Sales Price*	\$1,775,000	\$1,855,000	+ 4.5%	\$1,435,000	\$1,375,000	- 4.2%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	3.7	4.7	+ 27.0%	--	--	--
Cumulative Days on Market Until Sale	60	26	- 56.7%	58	33	- 43.1%
Percent of Original List Price Received*	95.5%	97.1%	+ 1.7%	95.1%	97.6%	+ 2.6%
New Listings	12	21	+ 75.0%	47	79	+ 68.1%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	4	13	+ 225.0%
Closed Sales	0	5	--	2	10	+ 400.0%
Median Sales Price*	\$0	\$940,000	--	\$893,750	\$905,650	+ 1.3%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	6.2	6.1	- 1.6%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	33	46	+ 39.4%
Percent of Original List Price Received*	0.0%	99.1%	--	96.1%	96.2%	+ 0.1%
New Listings	3	3	0.0%	11	30	+ 172.7%

* 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

