

Cohasset

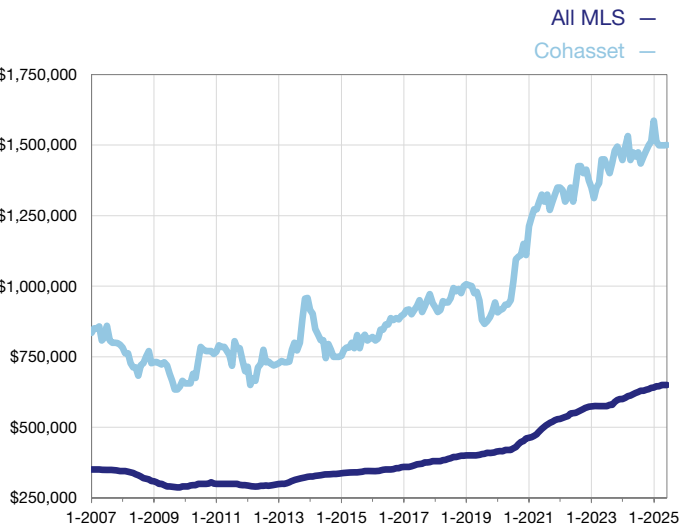
| Single-Family Properties | June | | | Year to Date | | |
|--|-------------|-------------|----------|--------------|-------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 6 | 8 | + 33.3% | 33 | 51 | + 54.5% |
| Closed Sales | 6 | 13 | + 116.7% | 27 | 38 | + 40.7% |
| Median Sales Price* | \$1,442,500 | \$1,850,000 | + 28.2% | \$1,435,000 | \$1,587,500 | + 10.6% |
| Inventory of Homes for Sale | 22 | 33 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 4.9 | + 40.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | 24 | - 22.6% | 52 | 30 | - 42.3% |
| Percent of Original List Price Received* | 96.4% | 99.9% | + 3.6% | 95.4% | 98.4% | + 3.1% |
| New Listings | 9 | 12 | + 33.3% | 56 | 91 | + 62.5% |

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

| Condominium Properties | June | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 2 | + 100.0% | 5 | 12 | + 140.0% |
| Closed Sales | 1 | 3 | + 200.0% | 3 | 13 | + 333.3% |
| Median Sales Price* | \$398,500 | \$725,000 | + 81.9% | \$837,500 | \$876,300 | + 4.6% |
| Inventory of Homes for Sale | 9 | 8 | - 11.1% | -- | -- | -- |
| Months Supply of Inventory | 8.0 | 3.6 | - 55.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 37 | + 131.3% | 27 | 44 | + 63.0% |
| Percent of Original List Price Received* | 92.8% | 98.2% | + 5.8% | 95.0% | 96.7% | + 1.8% |
| New Listings | 4 | 3 | - 25.0% | 15 | 33 | + 120.0% |

* 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

