

# Cohasset

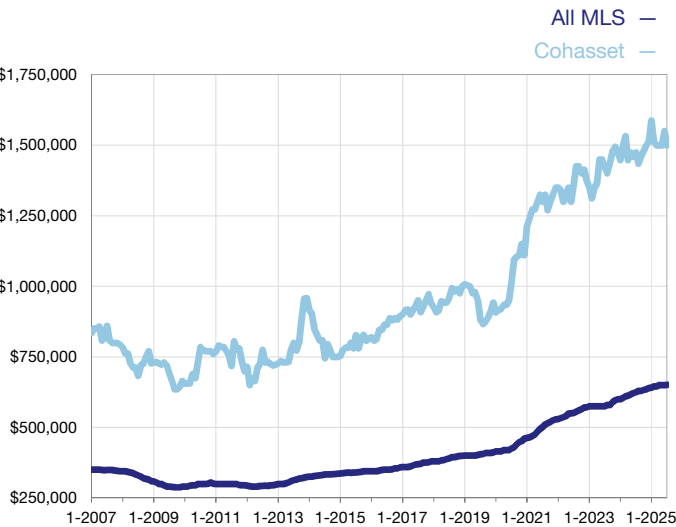
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	37	62	+ 67.6%
Closed Sales	8	16	+ 100.0%	35	54	+ 54.3%
Median Sales Price*	\$1,996,250	\$1,215,000	- 39.1%	\$1,550,000	\$1,461,500	- 5.7%
Inventory of Homes for Sale	19	28	+ 47.4%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 13.8%	46	28	- 39.1%
Percent of Original List Price Received*	97.1%	99.0%	+ 2.0%	95.8%	98.6%	+ 2.9%
New Listings	4	8	+ 100.0%	60	98	+ 63.3%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	9	16	+ 77.8%
Closed Sales	2	1	- 50.0%	5	14	+ 180.0%
Median Sales Price*	\$818,500	\$2,850,000	+ 248.2%	\$837,500	\$905,650	+ 8.1%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	4.8	2.7	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	33	11	- 66.7%	30	41	+ 36.7%
Percent of Original List Price Received*	98.2%	100.0%	+ 1.8%	96.3%	96.9%	+ 0.6%
New Listings	2	4	+ 100.0%	17	36	+ 111.8%

\* 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

