

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	5	+ 66.7%	63	93	+ 47.6%
Closed Sales	9	14	+ 55.6%	64	89	+ 39.1%
Median Sales Price*	\$1,300,000	\$1,560,000	+ 20.0%	\$1,512,500	\$1,445,000	- 4.5%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	63	98	+ 55.6%	48	48	0.0%
Percent of Original List Price Received*	93.3%	96.0%	+ 2.9%	95.6%	97.1%	+ 1.6%
New Listings	2	3	+ 50.0%	95	127	+ 33.7%

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

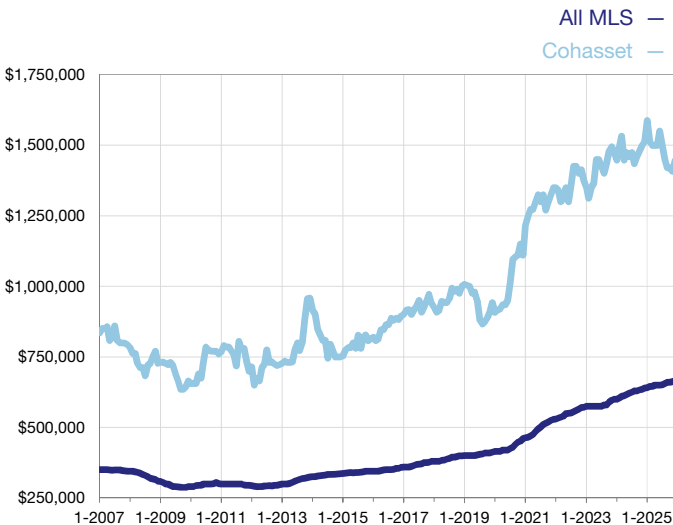
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	13	23	+ 76.9%
Closed Sales	0	1	--	13	23	+ 76.9%
Median Sales Price*	\$0	\$1,200,000	--	\$925,000	\$935,000	+ 1.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.8	0.9	- 67.9%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	23	43	+ 87.0%
Percent of Original List Price Received*	0.0%	100.1%	--	98.8%	96.9%	- 1.9%
New Listings	0	0	--	30	44	+ 46.7%

* 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

