

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cohasset

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	7	0.0%	10	12	+ 20.0%
Closed Sales	4	5	+ 25.0%	9	12	+ 33.3%
Median Sales Price*	\$712,500	\$1,410,000	+ 97.9%	\$1,375,000	\$1,512,500	+ 10.0%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	46	115	+ 150.0%	33	123	+ 272.7%
Percent of Original List Price Received*	95.0%	104.1%	+ 9.6%	98.1%	96.5%	- 1.6%
New Listings	10	4	- 60.0%	17	17	0.0%

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

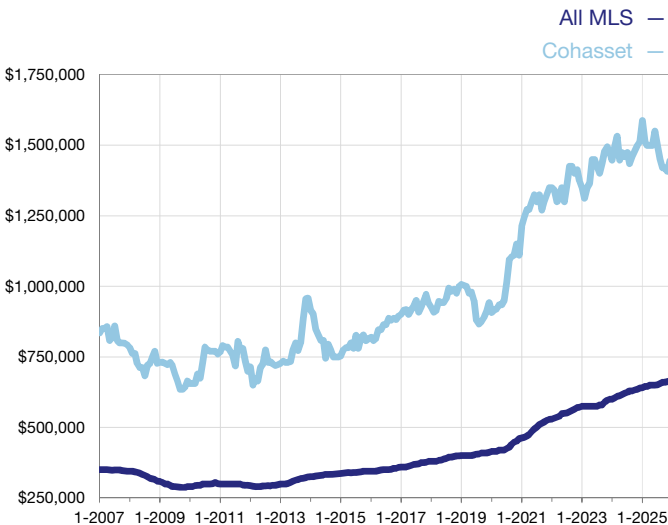
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$550,000	\$0	- 100.0%	\$622,500	\$935,000	+ 50.2%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	7.2	1.4	- 80.6%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	67	8	- 88.1%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	94.8%	104.5%	+ 10.2%
New Listings	6	0	- 100.0%	13	2	- 84.6%

* 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

