

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Cohasset

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	6	- 25.0%	18	18	0.0%
Closed Sales	6	4	- 33.3%	15	16	+ 6.7%
Median Sales Price*	\$1,341,500	<b>\$1,800,000</b>	+ 34.2%	\$1,375,000	<b>\$1,512,500</b>	+ 10.0%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	38	61	+ 60.5%	35	108	+ 208.6%
Percent of Original List Price Received*	97.6%	98.6%	+ 1.0%	97.9%	97.0%	- 0.9%
New Listings	14	9	- 35.7%	31	26	- 16.1%

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

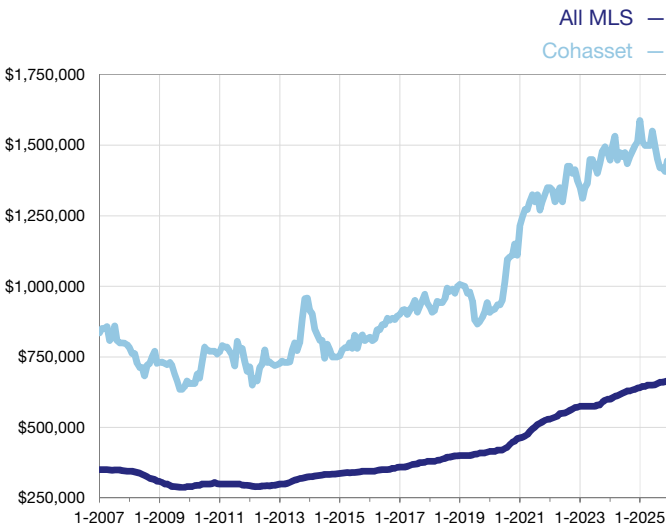
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	6	3	- 50.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$975,000	<b>\$795,000</b>	- 18.5%	\$695,000	<b>\$865,000</b>	+ 24.5%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	8.5	3.5	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	144	32	- 77.8%	93	20	- 78.5%
Percent of Original List Price Received*	85.1%	93.5%	+ 9.9%	91.6%	99.0%	+ 8.1%
New Listings	7	5	- 28.6%	20	7	- 65.0%

\* 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

