

# Cohasset

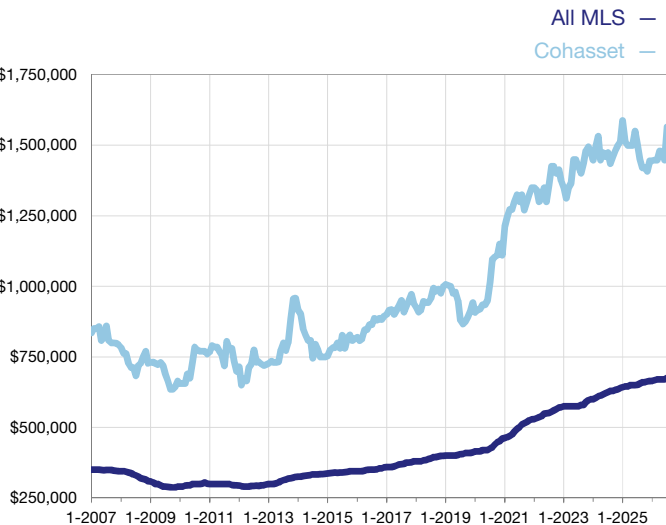
| Single-Family Properties                 | July        |             |         | Year to Date |             |          |
|------------------------------------------|-------------|-------------|---------|--------------|-------------|----------|
|                                          | 2025        | 2026        | + / -   | 2025         | 2026        | + / -    |
| Key Metrics                              |             |             |         |              |             |          |
| Pending Sales                            | 10          | 5           | - 50.0% | 61           | 54          | - 11.5%  |
| Closed Sales                             | 16          | 13          | - 18.8% | 54           | 52          | - 3.7%   |
| Median Sales Price*                      | \$1,215,000 | \$1,735,000 | + 42.8% | \$1,461,500  | \$1,625,000 | + 11.2%  |
| Inventory of Homes for Sale              | 32          | 13          | - 59.4% | --           | --          | --       |
| Months Supply of Inventory               | 4.4         | 1.8         | - 59.1% | --           | --          | --       |
| Cumulative Days on Market Until Sale     | 25          | 32          | + 28.0% | 28           | 66          | + 135.7% |
| Percent of Original List Price Received* | 99.0%       | 97.9%       | - 1.1%  | 98.6%        | 98.2%       | - 0.4%   |
| New Listings                             | 9           | 4           | - 55.6% | 98           | 70          | - 28.6%  |

\* 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 |           |         |
|------------------------------------------|-------------|-------------|----------|--------------|-----------|---------|
|                                          | 2025        | 2026        | + / -    | 2025         | 2026      | + / -   |
| Key Metrics                              |             |             |          |              |           |         |
| Pending Sales                            | 2           | 3           | + 50.0%  | 14           | 15        | + 7.1%  |
| Closed Sales                             | 1           | 2           | + 100.0% | 14           | 13        | - 7.1%  |
| Median Sales Price*                      | \$2,850,000 | \$1,781,000 | - 37.5%  | \$905,650    | \$935,000 | + 3.2%  |
| Inventory of Homes for Sale              | 20          | 7           | - 65.0%  | --           | --        | --      |
| Months Supply of Inventory               | 10.0        | 2.9         | - 71.0%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 11          | 30          | + 172.7% | 41           | 26        | - 36.6% |
| Percent of Original List Price Received* | 100.0%      | 96.4%       | - 3.6%   | 96.9%        | 98.3%     | + 1.4%  |
| New Listings                             | 4           | 5           | + 25.0%  | 34           | 28        | - 17.6% |

\* 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

