

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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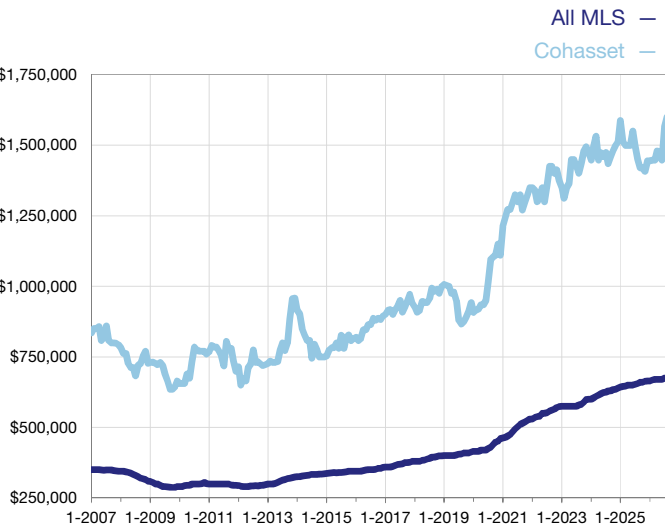
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	65	58	- 10.8%
Closed Sales	8	12	+ 50.0%	62	64	+ 3.2%
Median Sales Price*	\$1,305,950	\$1,575,000	+ 20.6%	\$1,435,000	\$1,600,000	+ 11.5%
Inventory of Homes for Sale	28	16	- 42.9%	--	--	--
Months Supply of Inventory	3.9	2.2	- 43.6%	--	--	--
Cumulative Days on Market Until Sale	43	40	- 7.0%	30	61	+ 103.3%
Percent of Original List Price Received*	95.4%	101.2%	+ 6.1%	98.2%	98.8%	+ 0.6%
New Listings	6	8	+ 33.3%	104	77	- 26.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	19	15	- 21.1%
Closed Sales	2	0	- 100.0%	16	13	- 18.8%
Median Sales Price*	\$600,000	\$0	- 100.0%	\$800,650	\$935,000	+ 16.8%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	7.7	3.2	- 58.4%	--	--	--
Cumulative Days on Market Until Sale	48	0	- 100.0%	42	26	- 38.1%
Percent of Original List Price Received*	96.3%	0.0%	- 100.0%	96.8%	98.3%	+ 1.5%
New Listings	4	1	- 75.0%	38	29	- 23.7%

* 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

