Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Cohasset

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**7**	+ 40.0%	74	**71**	- 4.1%
Closed Sales	5	**8**	+ 60.0%	71	**74**	+ 4.2%
Median Sales Price*	$1,485,000	**$1,430,193**	- 3.7%	$1,420,000	**$1,600,000**	+ 12.7%
Inventory of Homes for Sale	29	**12**	- 58.6%	--	--	--
Months Supply of Inventory	4.1	**1.6**	- 61.0%	--	--	--
Cumulative Days on Market Until Sale	16	**45**	+ 181.3%	34	**58**	+ 70.6%
Percent of Original List Price Received*	100.1%	**94.4%**	- 5.7%	97.9%	**98.4%**	+ 0.5%
New Listings	5	**9**	+ 80.0%	121	**95**	- 21.5%

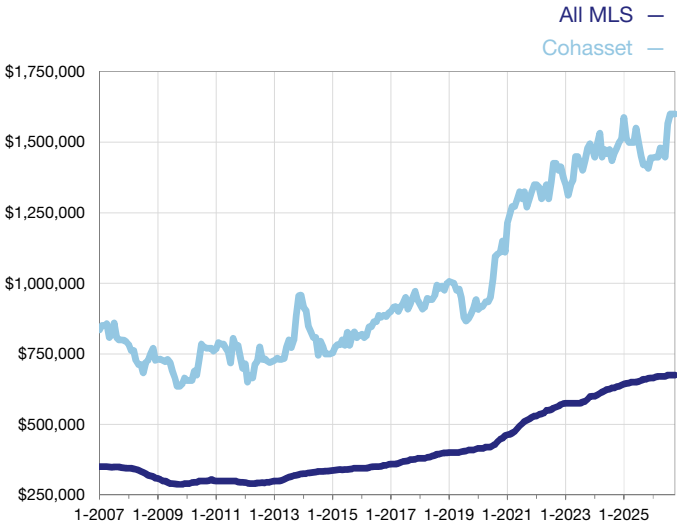
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

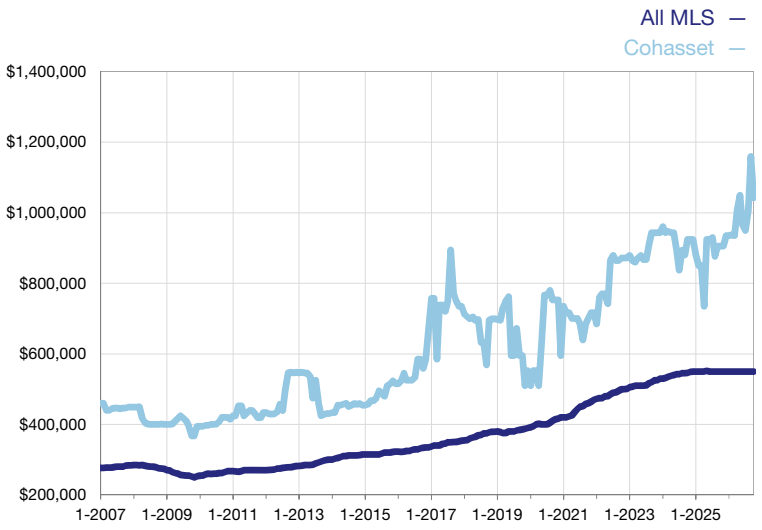
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	22	**18**	- 18.2%
Closed Sales	3	**1**	- 66.7%	22	**17**	- 22.7%
Median Sales Price*	$1,300,000	**$925,000**	- 28.8%	$905,650	**$965,000**	+ 6.6%
Inventory of Homes for Sale	9	**6**	- 33.3%	--	--	--
Months Supply of Inventory	3.9	**3.2**	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	29	**31**	+ 6.9%	44	**26**	- 40.9%
Percent of Original List Price Received*	95.8%	**100.0%**	+ 4.4%	96.8%	**98.4%**	+ 1.7%
New Listings	4	**3**	- 25.0%	44	**35**	- 20.5%

* 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



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