

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	22	+ 15.8%	44	47	+ 6.8%
Closed Sales	17	9	- 47.1%	36	40	+ 11.1%
Median Sales Price*	\$555,750	\$592,000	+ 6.5%	\$534,450	\$707,500	+ 32.4%
Inventory of Homes for Sale	28	15	- 46.4%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	55	16	- 70.9%	74	48	- 35.1%
Percent of Original List Price Received*	96.7%	106.4%	+ 10.0%	96.0%	98.6%	+ 2.7%
New Listings	26	30	+ 15.4%	61	60	- 1.6%

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

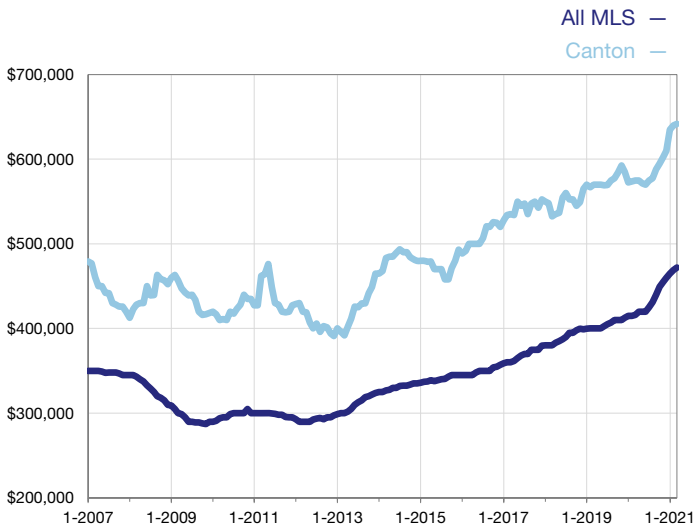
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	21	+ 110.0%	31	55	+ 77.4%
Closed Sales	24	10	- 58.3%	42	27	- 35.7%
Median Sales Price*	\$484,416	\$322,500	- 33.4%	\$458,500	\$410,000	- 10.6%
Inventory of Homes for Sale	33	21	- 36.4%	--	--	--
Months Supply of Inventory	3.4	1.5	- 55.9%	--	--	--
Cumulative Days on Market Until Sale	36	25	- 30.6%	42	40	- 4.8%
Percent of Original List Price Received*	105.6%	103.1%	- 2.4%	102.9%	101.6%	- 1.3%
New Listings	13	25	+ 92.3%	49	70	+ 42.9%

* 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

