

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	8	- 27.3%	263	159	- 39.5%
Closed Sales	17	14	- 17.6%	248	180	- 27.4%
Median Sales Price*	\$783,000	\$730,500	- 6.7%	\$742,500	\$800,000	+ 7.7%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	21	39	+ 85.7%	26	30	+ 15.4%
Percent of Original List Price Received*	102.1%	100.3%	- 1.8%	101.9%	102.5%	+ 0.6%
New Listings	5	2	- 60.0%	302	182	- 39.7%

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

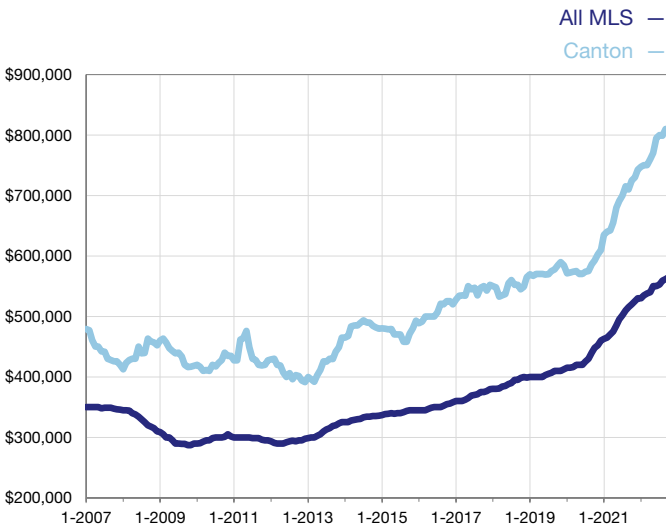
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	9	- 35.7%	194	137	- 29.4%
Closed Sales	16	7	- 56.3%	158	141	- 10.8%
Median Sales Price*	\$501,200	\$669,000	+ 33.5%	\$479,500	\$539,000	+ 12.4%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	39	47	+ 20.5%	38	41	+ 7.9%
Percent of Original List Price Received*	101.4%	98.0%	- 3.4%	101.6%	103.0%	+ 1.4%
New Listings	7	4	- 42.9%	214	141	- 34.1%

* 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

