

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	9	11	+ 22.2%
Closed Sales	16	5	- 68.8%	16	5	- 68.8%
Median Sales Price*	\$755,000	\$980,000	+ 29.8%	\$755,000	\$980,000	+ 29.8%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	69	+ 122.6%	31	69	+ 122.6%
Percent of Original List Price Received*	100.0%	97.2%	- 2.8%	100.0%	97.2%	- 2.8%
New Listings	9	8	- 11.1%	9	8	- 11.1%

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

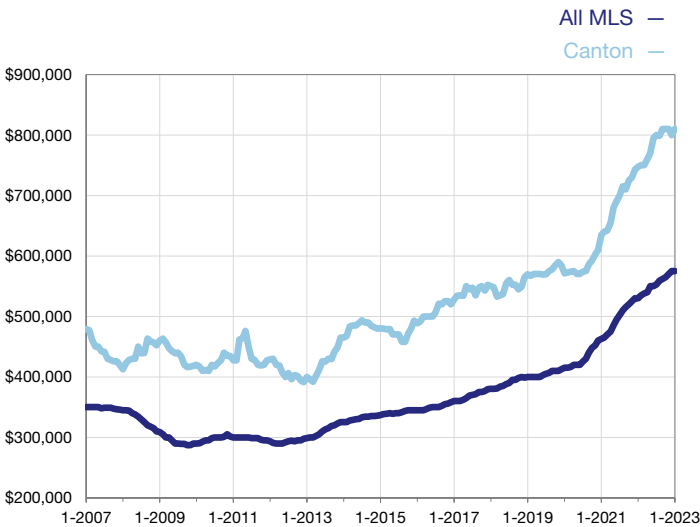
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	3	- 83.3%	18	3	- 83.3%
Closed Sales	9	21	+ 133.3%	9	21	+ 133.3%
Median Sales Price*	\$530,000	\$570,000	+ 7.5%	\$530,000	\$570,000	+ 7.5%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	34	20	- 41.2%	34	20	- 41.2%
Percent of Original List Price Received*	98.3%	107.4%	+ 9.3%	98.3%	107.4%	+ 9.3%
New Listings	17	3	- 82.4%	17	3	- 82.4%

* 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

