

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	15	- 21.1%	130	112	- 13.8%
Closed Sales	20	13	- 35.0%	114	92	- 19.3%
Median Sales Price*	\$520,900	\$550,000	+ 5.6%	\$570,500	\$575,000	+ 0.8%
Inventory of Homes for Sale	56	44	- 21.4%	--	--	--
Months Supply of Inventory	3.7	2.8	- 24.3%	--	--	--
Cumulative Days on Market Until Sale	48	19	- 60.4%	48	54	+ 12.5%
Percent of Original List Price Received*	99.5%	99.3%	- 0.2%	98.4%	97.3%	- 1.1%
New Listings	27	23	- 14.8%	180	154	- 14.4%

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

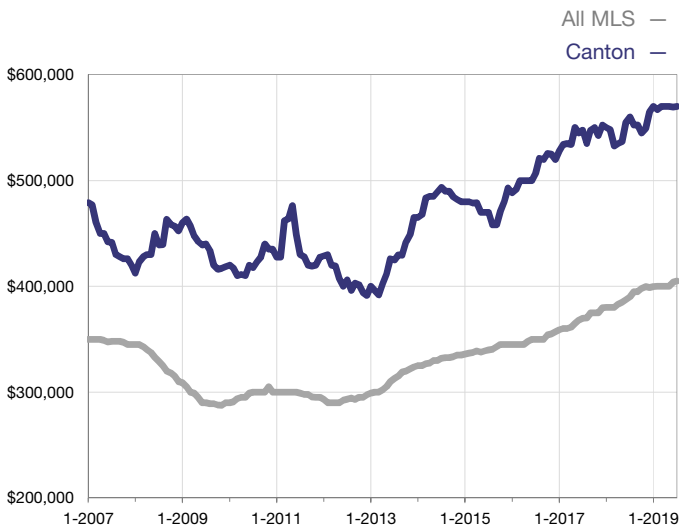
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	14	+ 55.6%	81	91	+ 12.3%
Closed Sales	19	7	- 63.2%	77	46	- 40.3%
Median Sales Price*	\$364,900	\$370,000	+ 1.4%	\$365,000	\$365,000	0.0%
Inventory of Homes for Sale	10	34	+ 240.0%	--	--	--
Months Supply of Inventory	1.0	4.9	+ 390.0%	--	--	--
Cumulative Days on Market Until Sale	45	39	- 13.3%	42	38	- 9.5%
Percent of Original List Price Received*	100.2%	97.2%	- 3.0%	99.2%	98.5%	- 0.7%
New Listings	5	10	+ 100.0%	97	128	+ 32.0%

* 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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