

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	38	+ 280.0%	54	84	+ 55.6%
Closed Sales	14	12	- 14.3%	50	52	+ 4.0%
Median Sales Price*	\$589,500	\$732,250	+ 24.2%	\$547,875	\$720,750	+ 31.6%
Inventory of Homes for Sale	39	21	- 46.2%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	49	19	- 61.2%	67	41	- 38.8%
Percent of Original List Price Received*	96.3%	104.1%	+ 8.1%	96.1%	99.9%	+ 4.0%
New Listings	21	44	+ 109.5%	82	103	+ 25.6%

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

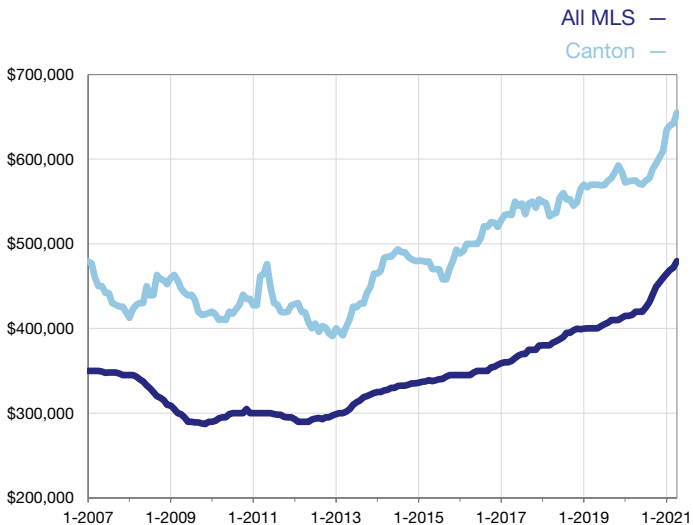
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	24	+ 500.0%	35	78	+ 122.9%
Closed Sales	14	7	- 50.0%	56	34	- 39.3%
Median Sales Price*	\$569,977	\$300,000	- 47.4%	\$483,904	\$410,000	- 15.3%
Inventory of Homes for Sale	40	22	- 45.0%	--	--	--
Months Supply of Inventory	3.8	1.6	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	52	75	+ 44.2%	45	48	+ 6.7%
Percent of Original List Price Received*	102.4%	98.5%	- 3.8%	102.8%	101.0%	- 1.8%
New Listings	13	25	+ 92.3%	62	96	+ 54.8%

* 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

