

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	35	+ 45.8%	78	118	+ 51.3%
Closed Sales	15	20	+ 33.3%	65	72	+ 10.8%
Median Sales Price*	\$535,000	\$720,000	+ 34.6%	\$540,000	\$720,750	+ 33.5%
Inventory of Homes for Sale	35	12	- 65.7%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	47	18	- 61.7%	62	35	- 43.5%
Percent of Original List Price Received*	98.3%	105.0%	+ 6.8%	96.6%	101.3%	+ 4.9%
New Listings	23	26	+ 13.0%	105	129	+ 22.9%

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

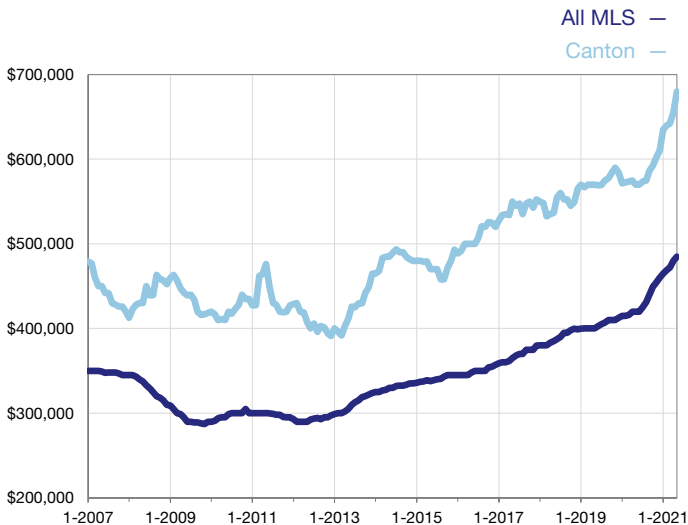
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	23	+ 283.3%	41	101	+ 146.3%
Closed Sales	8	12	+ 50.0%	64	46	- 28.1%
Median Sales Price*	\$443,750	\$465,000	+ 4.8%	\$482,623	\$410,000	- 15.0%
Inventory of Homes for Sale	39	28	- 28.2%	--	--	--
Months Supply of Inventory	3.6	2.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	59	32	- 45.8%	47	43	- 8.5%
Percent of Original List Price Received*	102.5%	102.8%	+ 0.3%	102.7%	101.4%	- 1.3%
New Listings	7	29	+ 314.3%	69	125	+ 81.2%

* 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

