

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	14	- 12.5%	252	151	- 40.1%
Closed Sales	27	13	- 51.9%	231	164	- 29.0%
Median Sales Price*	\$810,000	\$650,000	- 19.8%	\$740,000	\$810,000	+ 9.5%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	32	- 25.6%	27	29	+ 7.4%
Percent of Original List Price Received*	99.0%	96.6%	- 2.4%	101.9%	102.7%	+ 0.8%
New Listings	14	14	0.0%	297	180	- 39.4%

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

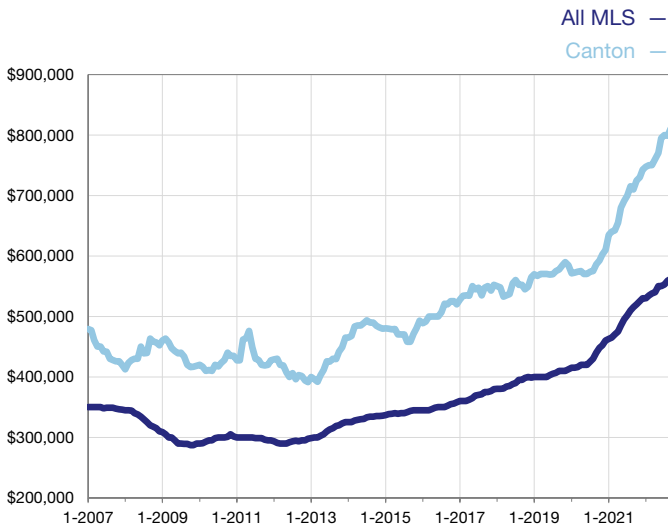
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	9	- 52.6%	180	131	- 27.2%
Closed Sales	8	6	- 25.0%	142	134	- 5.6%
Median Sales Price*	\$674,450	\$467,500	- 30.7%	\$479,500	\$532,500	+ 11.1%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	29	36	+ 24.1%	38	40	+ 5.3%
Percent of Original List Price Received*	101.4%	97.1%	- 4.2%	101.7%	103.3%	+ 1.6%
New Listings	11	8	- 27.3%	207	137	- 33.8%

* 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

