

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Canton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	19	20	+ 5.3%
Closed Sales	6	10	+ 66.7%	22	16	- 27.3%
Median Sales Price*	\$958,750	<b>\$565,000</b>	- 41.1%	\$790,000	<b>\$865,004</b>	+ 9.5%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	0.8	<b>0.2</b>	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	48	<b>69</b>	+ 43.8%	36	<b>68</b>	+ 88.9%
Percent of Original List Price Received*	98.4%	<b>97.1%</b>	- 1.3%	99.6%	<b>97.7%</b>	- 1.9%
New Listings	10	4	- 60.0%	19	12	- 36.8%

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

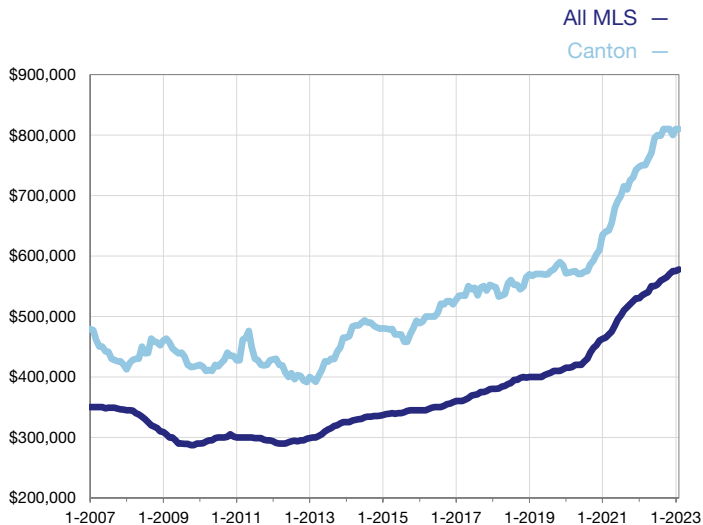
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	4	- 66.7%	30	7	- 76.7%
Closed Sales	14	1	- 92.9%	23	22	- 4.3%
Median Sales Price*	\$602,500	<b>\$260,000</b>	- 56.8%	\$535,000	<b>\$560,000</b>	+ 4.7%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	1.0	<b>1.5</b>	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	57	<b>43</b>	- 24.6%	48	<b>21</b>	- 56.3%
Percent of Original List Price Received*	101.5%	<b>100.0%</b>	- 1.5%	100.3%	<b>107.0%</b>	+ 6.7%
New Listings	12	10	- 16.7%	29	13	- 55.2%

\* 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

