

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	44	41	- 6.8%
Closed Sales	11	11	0.0%	44	37	- 15.9%
Median Sales Price*	\$810,000	\$812,500	+ 0.3%	\$805,000	\$812,500	+ 0.9%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	56	31	- 44.6%	39	55	+ 41.0%
Percent of Original List Price Received*	103.1%	101.3%	- 1.7%	100.7%	98.3%	- 2.4%
New Listings	16	8	- 50.0%	51	41	- 19.6%

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

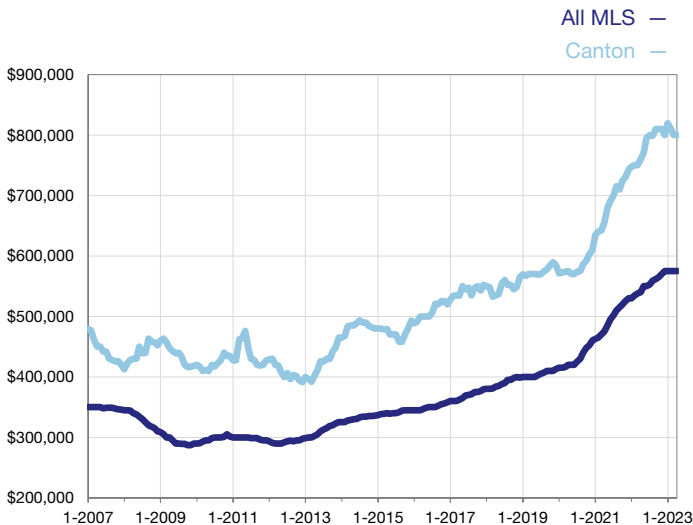
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	53	25	- 52.8%
Closed Sales	15	4	- 73.3%	64	42	- 34.4%
Median Sales Price*	\$620,000	\$415,000	- 33.1%	\$597,469	\$575,000	- 3.8%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	42	20	- 52.4%	59	27	- 54.2%
Percent of Original List Price Received*	105.0%	99.1%	- 5.6%	103.8%	105.8%	+ 1.9%
New Listings	10	4	- 60.0%	54	27	- 50.0%

* 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

