

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	14	- 36.4%	66	55	- 16.7%
Closed Sales	13	10	- 23.1%	57	47	- 17.5%
Median Sales Price*	\$787,500	\$758,750	- 3.7%	\$800,000	\$776,000	- 3.0%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	34	+ 30.8%	36	50	+ 38.9%
Percent of Original List Price Received*	105.6%	101.4%	- 4.0%	101.8%	98.9%	- 2.8%
New Listings	24	19	- 20.8%	74	59	- 20.3%

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

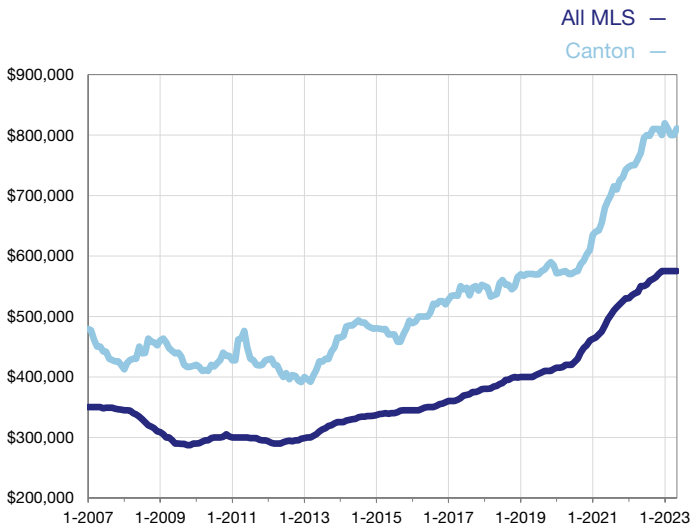
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	8	- 42.9%	67	31	- 53.7%
Closed Sales	18	6	- 66.7%	82	48	- 41.5%
Median Sales Price*	\$550,892	\$525,500	- 4.6%	\$567,500	\$560,000	- 1.3%
Inventory of Homes for Sale	23	7	- 69.6%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	30	68	+ 126.7%	53	32	- 39.6%
Percent of Original List Price Received*	106.1%	102.3%	- 3.6%	104.3%	105.4%	+ 1.1%
New Listings	19	5	- 73.7%	73	32	- 56.2%

* 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

