

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	21	+ 61.5%	79	74	- 6.3%
Closed Sales	20	14	- 30.0%	77	61	- 20.8%
Median Sales Price*	\$837,500	\$750,000	- 10.4%	\$800,000	\$775,000	- 3.1%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	20	21	+ 5.0%	32	44	+ 37.5%
Percent of Original List Price Received*	107.1%	103.4%	- 3.5%	103.2%	100.0%	- 3.1%
New Listings	26	23	- 11.5%	100	82	- 18.0%

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

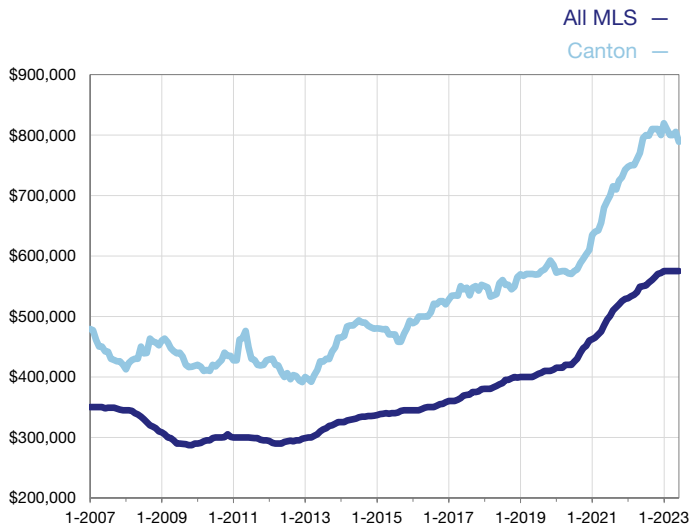
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	4	- 69.2%	80	35	- 56.3%
Closed Sales	11	8	- 27.3%	93	56	- 39.8%
Median Sales Price*	\$525,000	\$422,500	- 19.5%	\$551,783	\$545,000	- 1.2%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	15	37	+ 146.7%	48	33	- 31.3%
Percent of Original List Price Received*	105.7%	106.7%	+ 0.9%	104.5%	105.6%	+ 1.1%
New Listings	14	6	- 57.1%	87	38	- 56.3%

* 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

