

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Canton

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	17	+ 21.4%	93	89	- 4.3%
Closed Sales	21	20	- 4.8%	98	81	- 17.3%
Median Sales Price*	\$840,000	<b>\$878,800</b>	+ 4.6%	\$820,000	<b>\$812,500</b>	- 0.9%
Inventory of Homes for Sale	28	14	- 50.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	20	42	+ 110.0%	29	43	+ 48.3%
Percent of Original List Price Received*	108.4%	<b>103.3%</b>	- 4.7%	104.3%	<b>100.8%</b>	- 3.4%
New Listings	17	16	- 5.9%	117	97	- 17.1%

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

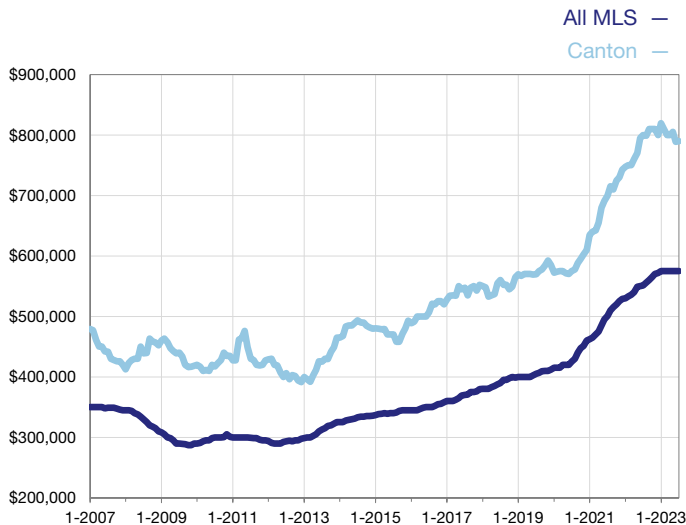
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	90	41	- 54.4%
Closed Sales	8	3	- 62.5%	101	61	- 39.6%
Median Sales Price*	\$542,000	<b>\$635,000</b>	+ 17.2%	\$550,000	<b>\$550,000</b>	0.0%
Inventory of Homes for Sale	22	8	- 63.6%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 20.0%	46	32	- 30.4%
Percent of Original List Price Received*	104.1%	<b>97.0%</b>	- 6.8%	104.4%	<b>105.0%</b>	+ 0.6%
New Listings	9	5	- 44.4%	96	43	- 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

