

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Canton

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	12	- 36.8%	112	99	- 11.6%
Closed Sales	16	10	- 37.5%	114	91	- 20.2%
Median Sales Price*	\$756,250	<b>\$841,500</b>	+ 11.3%	\$810,000	<b>\$813,000</b>	+ 0.4%
Inventory of Homes for Sale	30	17	- 43.3%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	23	17	- 26.1%	28	40	+ 42.9%
Percent of Original List Price Received*	100.8%	<b>102.8%</b>	+ 2.0%	103.8%	<b>101.0%</b>	- 2.7%
New Listings	23	15	- 34.8%	140	112	- 20.0%

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

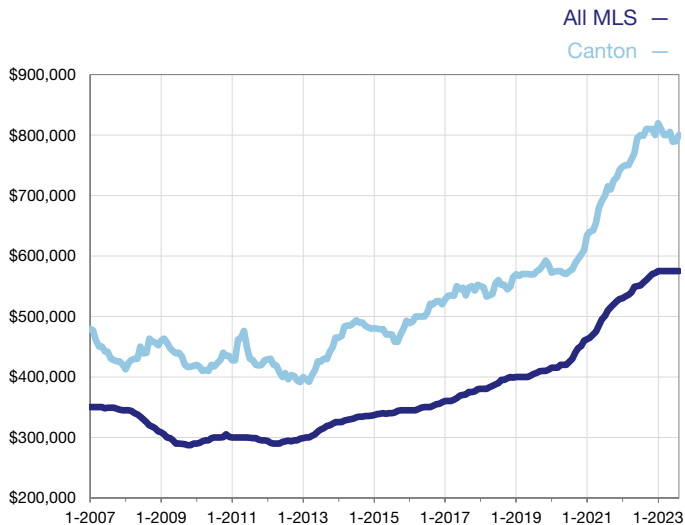
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	96	46	- 52.1%
Closed Sales	13	4	- 69.2%	114	67	- 41.2%
Median Sales Price*	\$455,000	<b>\$660,000</b>	+ 45.1%	\$542,500	<b>\$580,000</b>	+ 6.9%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	15	10	- 33.3%	43	31	- 27.9%
Percent of Original List Price Received*	102.0%	<b>101.6%</b>	- 0.4%	104.2%	<b>104.8%</b>	+ 0.6%
New Listings	5	10	+ 100.0%	100	53	- 47.0%

\* 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

