

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	18	+ 20.0%	126	114	- 9.5%
Closed Sales	19	11	- 42.1%	133	105	- 21.1%
Median Sales Price*	\$800,000	\$830,000	+ 3.8%	\$810,000	\$825,000	+ 1.9%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	35	31	- 11.4%	29	40	+ 37.9%
Percent of Original List Price Received*	102.2%	98.2%	- 3.9%	103.6%	101.1%	- 2.4%
New Listings	12	13	+ 8.3%	152	125	- 17.8%

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

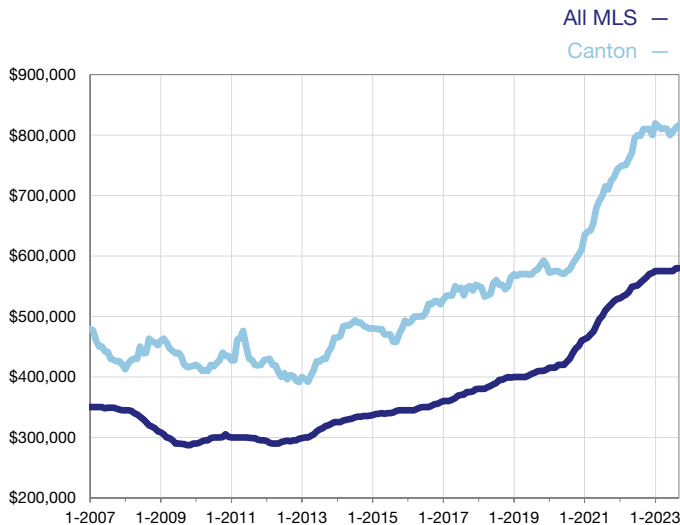
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	108	55	- 49.1%
Closed Sales	5	6	+ 20.0%	119	73	- 38.7%
Median Sales Price*	\$470,000	\$561,900	+ 19.6%	\$540,000	\$580,000	+ 7.4%
Inventory of Homes for Sale	24	8	- 66.7%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	27	33	+ 22.2%	42	31	- 26.2%
Percent of Original List Price Received*	97.2%	100.9%	+ 3.8%	103.9%	104.5%	+ 0.6%
New Listings	17	8	- 52.9%	117	61	- 47.9%

* 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

