

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Canton

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	136	123	- 9.6%
Closed Sales	18	12	- 33.3%	151	118	- 21.9%
Median Sales Price*	\$935,000	\$680,500	- 27.2%	\$820,000	\$816,500	- 0.4%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	26	37	+ 42.3%	29	39	+ 34.5%
Percent of Original List Price Received*	100.9%	99.5%	- 1.4%	103.2%	100.9%	- 2.2%
New Listings	11	22	+ 100.0%	163	147	- 9.8%

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

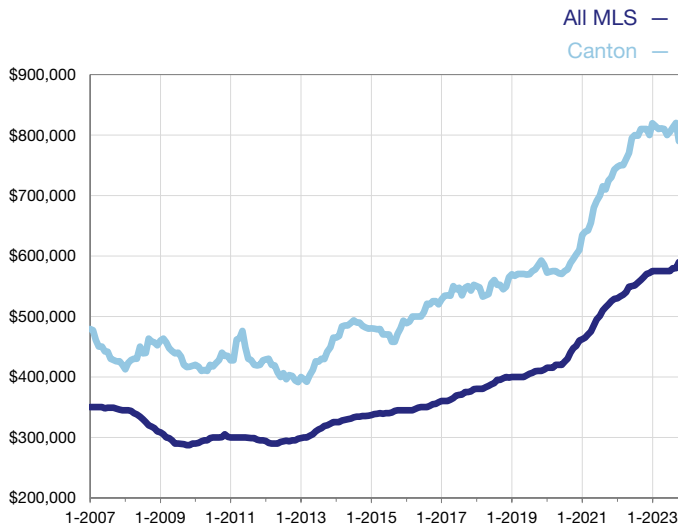
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	118	62	- 47.5%
Closed Sales	9	13	+ 44.4%	128	87	- 32.0%
Median Sales Price*	\$500,000	\$530,000	+ 6.0%	\$537,000	\$570,000	+ 6.1%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 20.0%	40	30	- 25.0%
Percent of Original List Price Received*	99.3%	106.7%	+ 7.5%	103.6%	104.7%	+ 1.1%
New Listings	9	10	+ 11.1%	126	71	- 43.7%

\* 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

