

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 13 | 19 | + 46.2% | 149 | 142 | - 4.7% |
| Closed Sales | 15 | 6 | - 60.0% | 166 | 126 | - 24.1% |
| Median Sales Price* | \$650,000 | \$787,500 | + 21.2% | \$810,000 | \$822,500 | + 1.5% |
| Inventory of Homes for Sale | 21 | 17 | - 19.0% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.4 | - 12.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | 25 | - 19.4% | 29 | 39 | + 34.5% |
| Percent of Original List Price Received* | 97.2% | 101.2% | + 4.1% | 102.7% | 100.8% | - 1.9% |
| New Listings | 14 | 13 | - 7.1% | 177 | 160 | - 9.6% |

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

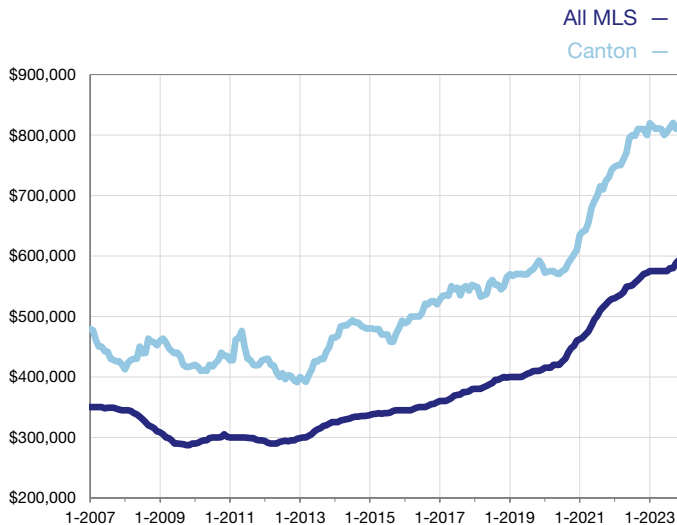
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 6 | 10 | + 66.7% | 124 | 71 | - 42.7% |
| Closed Sales | 6 | 11 | + 83.3% | 134 | 100 | - 25.4% |
| Median Sales Price* | \$467,500 | \$490,000 | + 4.8% | \$532,500 | \$545,000 | + 2.3% |
| Inventory of Homes for Sale | 23 | 8 | - 65.2% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.2 | - 40.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 36 | 35 | - 2.8% | 40 | 30 | - 25.0% |
| Percent of Original List Price Received* | 97.1% | 100.9% | + 3.9% | 103.3% | 104.3% | + 1.0% |
| New Listings | 8 | 6 | - 25.0% | 134 | 77 | - 42.5% |

* 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

