

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	156	151	- 3.2%
Closed Sales	14	16	+ 14.3%	180	142	- 21.1%
Median Sales Price*	\$730,500	\$880,000	+ 20.5%	\$800,000	\$825,000	+ 3.1%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	39	26	- 33.3%	30	37	+ 23.3%
Percent of Original List Price Received*	100.3%	98.7%	- 1.6%	102.5%	100.5%	- 2.0%
New Listings	2	5	+ 150.0%	179	165	- 7.8%

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

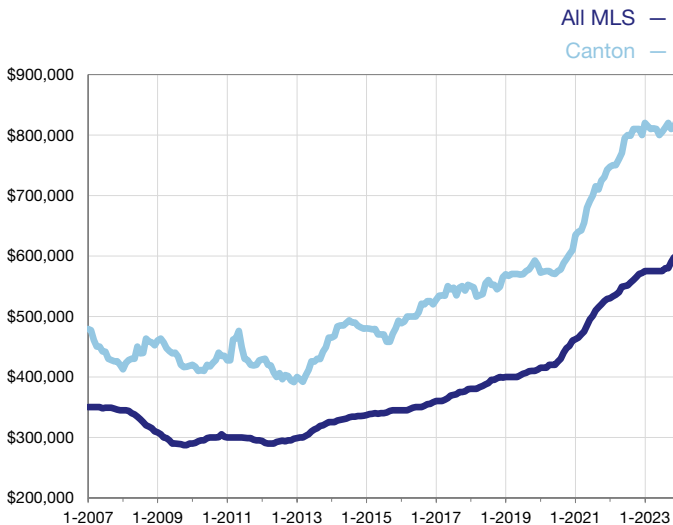
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	1	- 88.9%	133	71	- 46.6%
Closed Sales	12	12	0.0%	146	120	- 17.8%
Median Sales Price*	\$682,000	\$521,250	- 23.6%	\$539,500	\$549,500	+ 1.9%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	48	39	- 18.8%	41	34	- 17.1%
Percent of Original List Price Received*	103.1%	104.8%	+ 1.6%	103.2%	105.0%	+ 1.7%
New Listings	3	2	- 33.3%	137	79	- 42.3%

* 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

