

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	4	- 63.6%	11	4	- 63.6%
Closed Sales	6	13	+ 116.7%	6	13	+ 116.7%
Median Sales Price*	\$1,305,010	\$856,991	- 34.3%	\$1,305,010	\$856,991	- 34.3%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	66	40	- 39.4%	66	40	- 39.4%
Percent of Original List Price Received*	98.6%	97.0%	- 1.6%	98.6%	97.0%	- 1.6%
New Listings	8	4	- 50.0%	8	4	- 50.0%

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

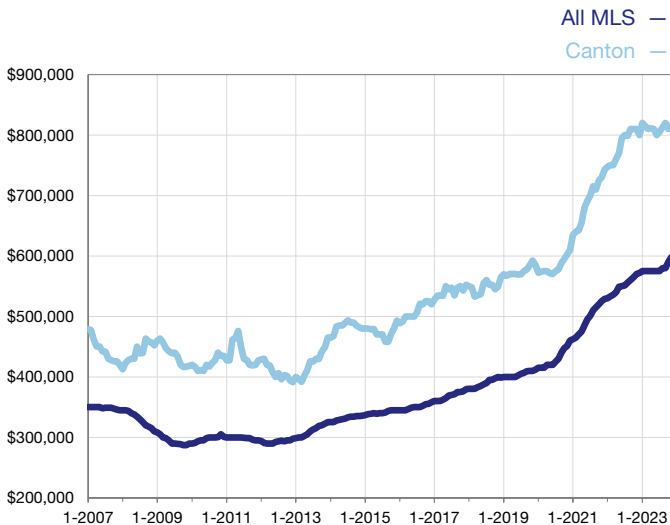
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	21	9	- 57.1%	21	9	- 57.1%
Median Sales Price*	\$570,000	\$686,419	+ 20.4%	\$570,000	\$686,419	+ 20.4%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	20	85	+ 325.0%	20	85	+ 325.0%
Percent of Original List Price Received*	107.4%	116.8%	+ 8.8%	107.4%	116.8%	+ 8.8%
New Listings	3	10	+ 233.3%	3	10	+ 233.3%

* 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

