

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

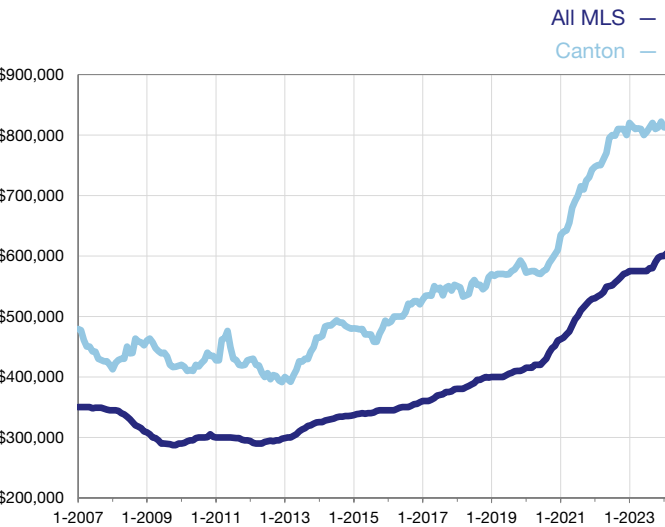
| Single-Family Properties | | | | February | | | Year to Date | | |
|--|--|--|--|-----------|-----------|----------|--------------|-----------|---------|
| Key Metrics | | | | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | | | | 7 | 9 | + 28.6% | 18 | 13 | - 27.8% |
| Closed Sales | | | | 12 | 10 | - 16.7% | 18 | 23 | + 27.8% |
| Median Sales Price* | | | | \$717,500 | \$762,500 | + 6.3% | \$915,004 | \$850,000 | - 7.1% |
| Inventory of Homes for Sale | | | | 4 | 9 | + 125.0% | -- | -- | -- |
| Months Supply of Inventory | | | | 0.3 | 0.7 | + 133.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 58 | 28 | - 51.7% | 61 | 35 | - 42.6% |
| Percent of Original List Price Received* | | | | 99.0% | 99.3% | + 0.3% | 98.9% | 98.0% | - 0.9% |
| New Listings | | | | 4 | 10 | + 150.0% | 12 | 14 | + 16.7% |

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

| Condominium Properties | | | | February | | | Year to Date | | |
|--|--|--|--|-----------|-----------|----------|--------------|-----------|----------|
| Key Metrics | | | | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | | | | 3 | 8 | + 166.7% | 5 | 10 | + 100.0% |
| Closed Sales | | | | 11 | 2 | - 81.8% | 32 | 11 | - 65.6% |
| Median Sales Price* | | | | \$725,999 | \$476,250 | - 34.4% | \$641,795 | \$682,500 | + 6.3% |
| Inventory of Homes for Sale | | | | 20 | 13 | - 35.0% | -- | -- | -- |
| Months Supply of Inventory | | | | 2.2 | 2.1 | - 4.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 42 | 22 | - 47.6% | 28 | 74 | + 164.3% |
| Percent of Original List Price Received* | | | | 107.4% | 95.8% | - 10.8% | 107.4% | 113.0% | + 5.2% |
| New Listings | | | | 10 | 6 | - 40.0% | 13 | 16 | + 23.1% |

* 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

