

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	12	- 7.7%	31	24	- 22.6%
Closed Sales	10	8	- 20.0%	28	31	+ 10.7%
Median Sales Price*	\$762,500	\$857,450	+ 12.5%	\$849,750	\$850,000	+ 0.0%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	60	54	- 10.0%	61	40	- 34.4%
Percent of Original List Price Received*	95.9%	98.4%	+ 2.6%	97.8%	98.1%	+ 0.3%
New Listings	21	19	- 9.5%	33	33	0.0%

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

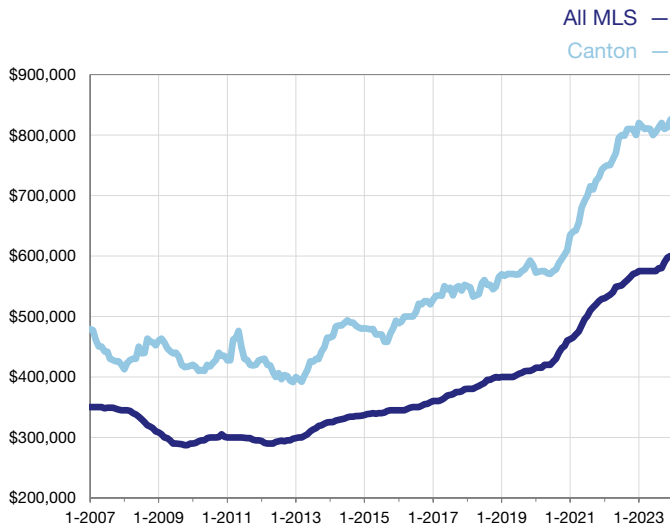
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	13	+ 85.7%	12	23	+ 91.7%
Closed Sales	6	7	+ 16.7%	38	18	- 52.6%
Median Sales Price*	\$489,500	\$529,000	+ 8.1%	\$576,240	\$610,661	+ 6.0%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	26	44	+ 69.2%	27	62	+ 129.6%
Percent of Original List Price Received*	101.8%	97.1%	- 4.6%	106.5%	106.8%	+ 0.3%
New Listings	10	14	+ 40.0%	23	30	+ 30.4%

* 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

