

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	17	+ 70.0%	41	41	0.0%
Closed Sales	12	10	- 16.7%	40	41	+ 2.5%
Median Sales Price*	\$841,250	\$840,500	- 0.1%	\$847,500	\$841,000	- 0.8%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	40	49	+ 22.5%	54	42	- 22.2%
Percent of Original List Price Received*	102.8%	101.2%	- 1.6%	99.3%	98.9%	- 0.4%
New Listings	7	13	+ 85.7%	40	46	+ 15.0%

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

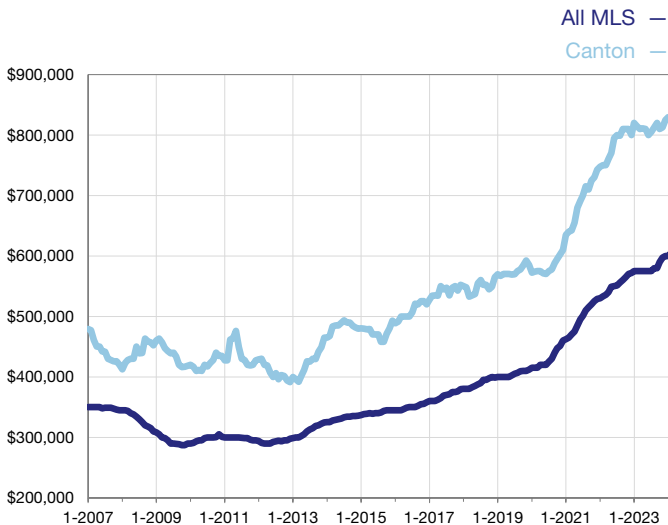
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	6	- 45.5%	23	29	+ 26.1%
Closed Sales	4	7	+ 75.0%	42	25	- 40.5%
Median Sales Price*	\$415,000	\$552,500	+ 33.1%	\$575,000	\$584,000	+ 1.6%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	20	15	- 25.0%	27	49	+ 81.5%
Percent of Original List Price Received*	99.1%	105.4%	+ 6.4%	105.8%	106.4%	+ 0.6%
New Listings	4	9	+ 125.0%	27	39	+ 44.4%

* 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

