

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	11	- 8.3%	53	50	- 5.7%
Closed Sales	10	13	+ 30.0%	50	54	+ 8.0%
Median Sales Price*	\$758,750	\$821,000	+ 8.2%	\$811,250	\$840,500	+ 3.6%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	34	15	- 55.9%	50	36	- 28.0%
Percent of Original List Price Received*	101.4%	102.4%	+ 1.0%	99.8%	99.7%	- 0.1%
New Listings	18	23	+ 27.8%	58	68	+ 17.2%

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

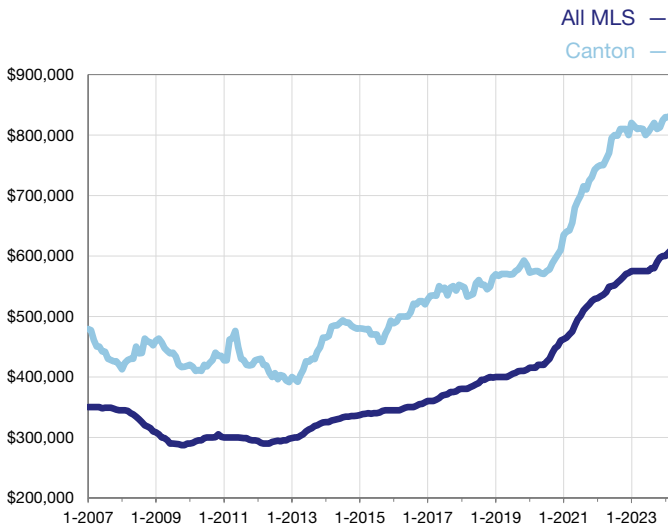
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	13	+ 62.5%	31	42	+ 35.5%
Closed Sales	7	10	+ 42.9%	49	36	- 26.5%
Median Sales Price*	\$526,000	\$557,000	+ 5.9%	\$570,000	\$576,500	+ 1.1%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	64	18	- 71.9%	32	45	+ 40.6%
Percent of Original List Price Received*	101.8%	101.4%	- 0.4%	105.2%	104.9%	- 0.3%
New Listings	5	14	+ 180.0%	32	54	+ 68.8%

* 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

