

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

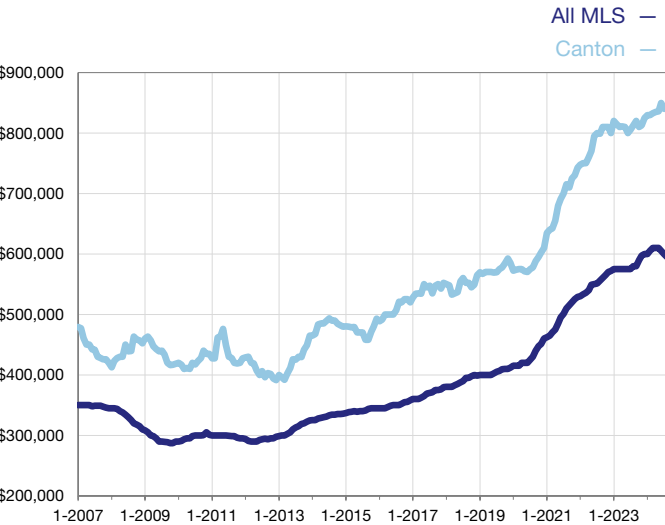
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	18	+ 100.0%	96	97	+ 1.0%
Closed Sales	10	15	+ 50.0%	96	98	+ 2.1%
Median Sales Price*	\$841,500	\$785,000	- 6.7%	\$825,000	\$805,000	- 2.4%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	40	30	- 25.0%
Percent of Original List Price Received*	102.8%	97.6%	- 5.1%	101.7%	100.0%	- 1.7%
New Listings	16	12	- 25.0%	113	113	0.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	46	68	+ 47.8%
Closed Sales	4	10	+ 150.0%	68	70	+ 2.9%
Median Sales Price*	\$660,000	\$600,000	- 9.1%	\$580,000	\$594,500	+ 2.5%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	10	43	+ 330.0%	31	39	+ 25.8%
Percent of Original List Price Received*	101.6%	100.7%	- 0.9%	104.7%	102.7%	- 1.9%
New Listings	10	9	- 10.0%	53	83	+ 56.6%

* 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

