

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

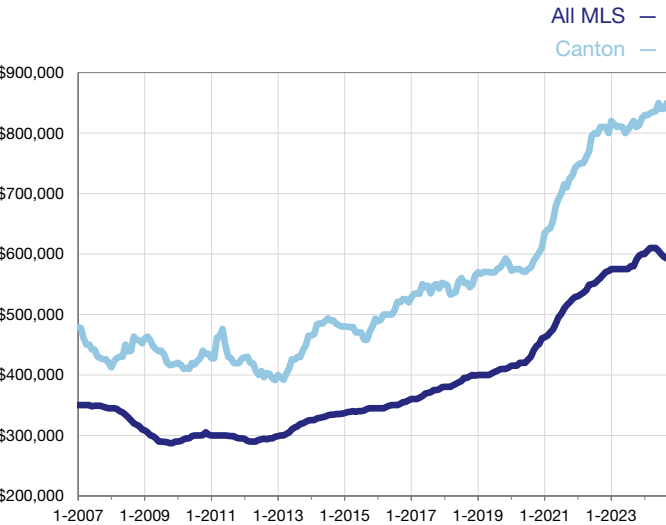
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	8	- 50.0%	112	103	- 8.0%
Closed Sales	12	7	- 41.7%	108	105	- 2.8%
Median Sales Price*	\$832,500	\$860,000	+ 3.3%	\$827,500	\$810,000	- 2.1%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 20.0%	39	30	- 23.1%
Percent of Original List Price Received*	98.4%	101.0%	+ 2.6%	101.3%	100.1%	- 1.2%
New Listings	13	5	- 61.5%	126	118	- 6.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	14	+ 75.0%	54	81	+ 50.0%
Closed Sales	7	7	0.0%	75	77	+ 2.7%
Median Sales Price*	\$518,800	\$615,000	+ 18.5%	\$580,000	\$599,000	+ 3.3%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	18	- 43.8%	31	37	+ 19.4%
Percent of Original List Price Received*	101.2%	101.4%	+ 0.2%	104.4%	102.5%	- 1.8%
New Listings	8	20	+ 150.0%	61	103	+ 68.9%

* 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

