

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	7	- 30.0%	122	108	- 11.5%
Closed Sales	14	14	0.0%	122	121	- 0.8%
Median Sales Price*	\$755,500	\$855,000	+ 13.2%	\$825,000	\$810,000	- 1.8%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	40	39	- 2.5%	39	31	- 20.5%
Percent of Original List Price Received*	98.6%	100.3%	+ 1.7%	101.0%	100.0%	- 1.0%
New Listings	21	13	- 38.1%	147	131	- 10.9%

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

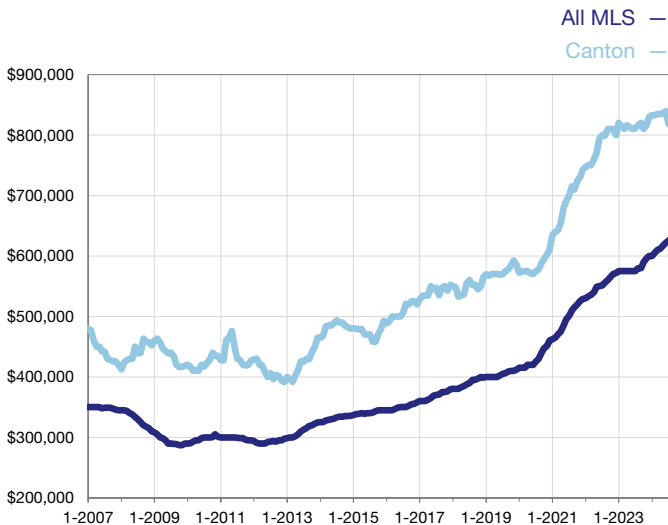
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	9	+ 50.0%	60	86	+ 43.3%
Closed Sales	14	10	- 28.6%	89	87	- 2.2%
Median Sales Price*	\$520,000	\$362,500	- 30.3%	\$550,000	\$585,058	+ 6.4%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	30	35	+ 16.7%
Percent of Original List Price Received*	106.4%	102.3%	- 3.9%	104.7%	102.5%	- 2.1%
New Listings	10	10	0.0%	71	111	+ 56.3%

* 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

