

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

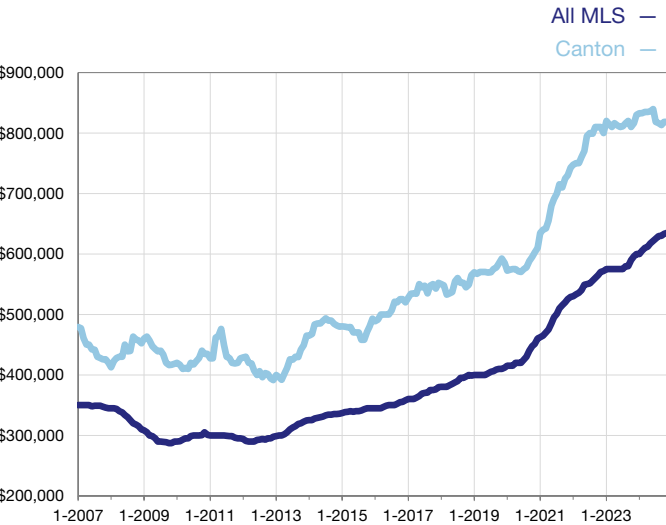
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	14	- 22.2%	140	122	- 12.9%
Closed Sales	6	4	- 33.3%	128	125	- 2.3%
Median Sales Price*	\$787,500	\$719,750	- 8.6%	\$825,000	\$810,000	- 1.8%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	25	25	0.0%	39	31	- 20.5%
Percent of Original List Price Received*	101.2%	104.0%	+ 2.8%	101.0%	100.2%	- 0.8%
New Listings	13	8	- 38.5%	160	139	- 13.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	3	- 70.0%	70	88	+ 25.7%
Closed Sales	19	5	- 73.7%	108	93	- 13.9%
Median Sales Price*	\$573,898	\$600,000	+ 4.5%	\$570,000	\$585,058	+ 2.6%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	50	37	- 26.0%	33	35	+ 6.1%
Percent of Original List Price Received*	106.6%	99.2%	- 6.9%	105.0%	102.3%	- 2.6%
New Listings	6	9	+ 50.0%	77	119	+ 54.5%

* 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

