

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

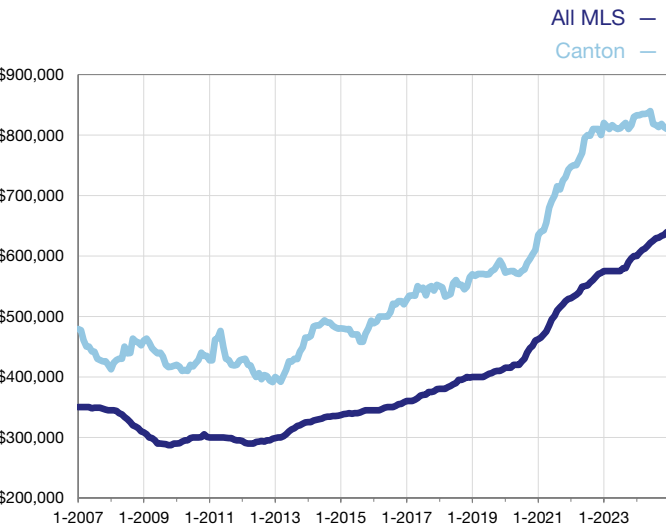
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	7	- 30.0%	150	128	- 14.7%
Closed Sales	17	13	- 23.5%	145	138	- 4.8%
Median Sales Price*	\$860,000	\$875,000	+ 1.7%	\$830,000	\$810,000	- 2.4%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	25	37	+ 48.0%	37	32	- 13.5%
Percent of Original List Price Received*	98.6%	97.3%	- 1.3%	100.8%	99.9%	- 0.9%
New Listings	5	6	+ 20.0%	165	145	- 12.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	9	+ 800.0%	71	97	+ 36.6%
Closed Sales	18	2	- 88.9%	126	95	- 24.6%
Median Sales Price*	\$561,196	\$572,000	+ 1.9%	\$566,196	\$585,058	+ 3.3%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	50	49	- 2.0%	36	36	0.0%
Percent of Original List Price Received*	106.5%	92.8%	- 12.9%	105.2%	102.1%	- 2.9%
New Listings	2	3	+ 50.0%	79	121	+ 53.2%

* 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

