

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Canton

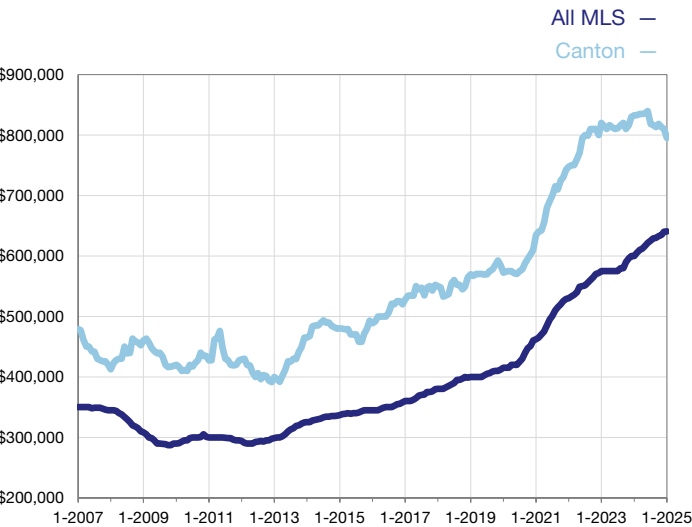
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	13	8	- 38.5%	13	8	- 38.5%
Median Sales Price*	\$856,991	\$728,000	- 15.1%	\$856,991	\$728,000	- 15.1%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	40	28	- 30.0%	40	28	- 30.0%
Percent of Original List Price Received*	97.0%	100.2%	+ 3.3%	97.0%	100.2%	+ 3.3%
New Listings	4	7	+ 75.0%	4	7	+ 75.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Median Sales Price*	\$686,419	\$575,200	- 16.2%	\$686,419	\$575,200	- 16.2%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--
Cumulative Days on Market Until Sale	85	46	- 45.9%	85	46	- 45.9%
Percent of Original List Price Received*	116.8%	96.2%	- 17.6%	116.8%	96.2%	- 17.6%
New Listings	10	6	- 40.0%	10	6	- 40.0%

\* 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

