

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Canton

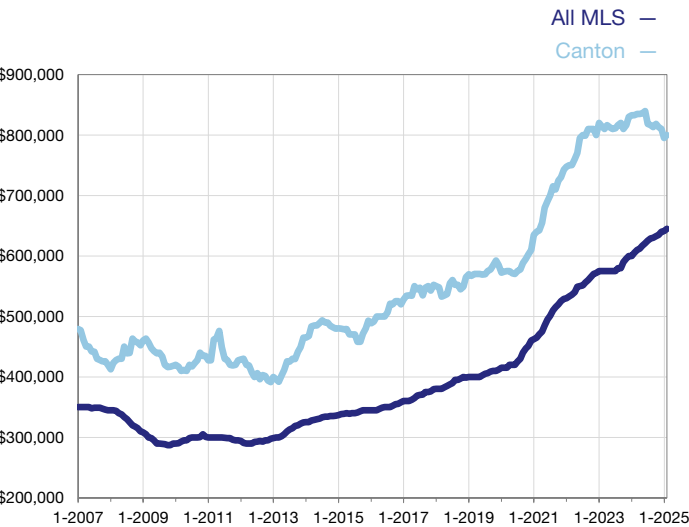
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	12	12	0.0%
Closed Sales	10	3	- 70.0%	23	11	- 52.2%
Median Sales Price*	\$762,500	\$1,200,000	+ 57.4%	\$850,000	\$806,400	- 5.1%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	28	5	- 82.1%	35	22	- 37.1%
Percent of Original List Price Received*	99.3%	103.4%	+ 4.1%	98.0%	101.1%	+ 3.2%
New Listings	9	8	- 11.1%	13	16	+ 23.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	2	- 75.0%	10	3	- 70.0%
Closed Sales	2	2	0.0%	11	7	- 36.4%
Median Sales Price*	\$476,250	\$532,500	+ 11.8%	\$682,500	\$575,200	- 15.7%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	22	33	+ 50.0%	74	42	- 43.2%
Percent of Original List Price Received*	95.8%	100.4%	+ 4.8%	113.0%	97.4%	- 13.8%
New Listings	7	9	+ 28.6%	17	14	- 17.6%

\* 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

