

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	3	- 50.0%	127	139	+ 9.4%
Closed Sales	13	9	- 30.8%	138	145	+ 5.1%
Median Sales Price*	\$875,000	\$918,250	+ 4.9%	\$810,000	\$815,000	+ 0.6%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	37	25	- 32.4%	32	32	0.0%
Percent of Original List Price Received*	97.3%	101.6%	+ 4.4%	99.9%	100.7%	+ 0.8%
New Listings	6	7	+ 16.7%	145	163	+ 12.4%

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

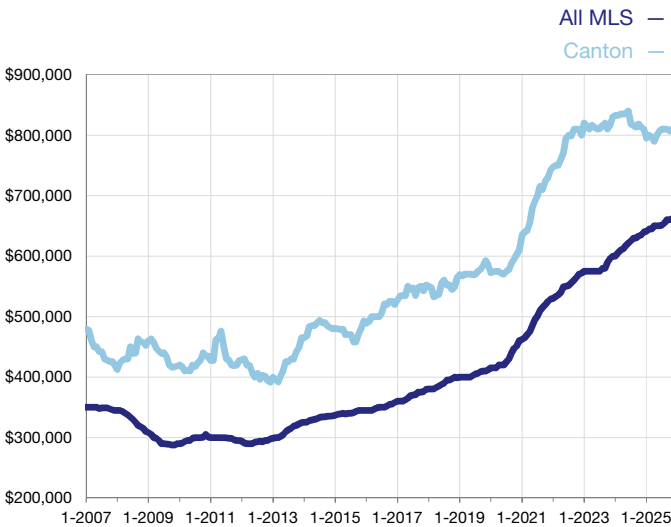
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	8	0.0%	95	97	+ 2.1%
Closed Sales	2	8	+ 300.0%	95	77	- 18.9%
Median Sales Price*	\$572,000	\$495,000	- 13.5%	\$585,058	\$556,000	- 5.0%
Inventory of Homes for Sale	9	19	+ 111.1%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--
Cumulative Days on Market Until Sale	49	61	+ 24.5%	36	37	+ 2.8%
Percent of Original List Price Received*	92.8%	92.9%	+ 0.1%	102.1%	98.4%	- 3.6%
New Listings	3	14	+ 366.7%	122	164	+ 34.4%

* 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

