

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	12	+ 50.0%	9	17	+ 88.9%
Closed Sales	3	8	+ 166.7%	11	11	0.0%
Median Sales Price*	\$1,200,000	\$732,000	- 39.0%	\$806,400	\$734,000	- 9.0%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	5	20	+ 300.0%	22	23	+ 4.5%
Percent of Original List Price Received*	103.4%	100.8%	- 2.5%	101.1%	100.9%	- 0.2%
New Listings	8	9	+ 12.5%	15	24	+ 60.0%

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

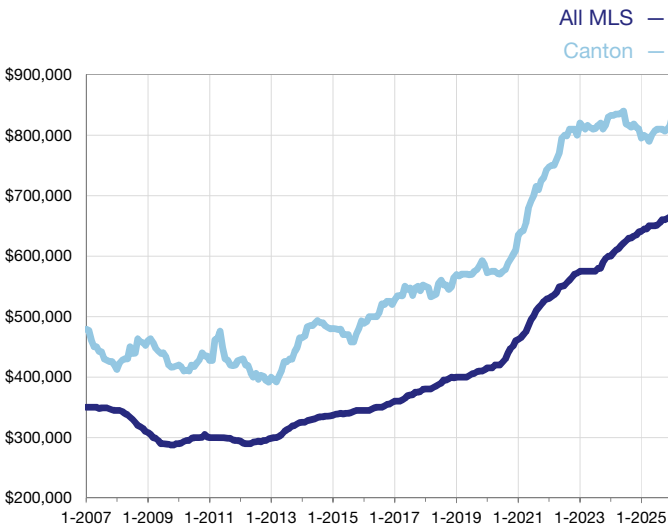
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	10	+ 233.3%	4	21	+ 425.0%
Closed Sales	2	9	+ 350.0%	7	11	+ 57.1%
Median Sales Price*	\$532,500	\$660,000	+ 23.9%	\$575,200	\$660,000	+ 14.7%
Inventory of Homes for Sale	11	25	+ 127.3%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	33	31	- 6.1%	42	36	- 14.3%
Percent of Original List Price Received*	100.4%	97.9%	- 2.5%	97.4%	97.6%	+ 0.2%
New Listings	9	17	+ 88.9%	14	35	+ 150.0%

* 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

