

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	14	- 12.5%	39	40	+ 2.6%
Closed Sales	10	7	- 30.0%	31	28	- 9.7%
Median Sales Price*	\$680,000	\$861,000	+ 26.6%	\$750,000	\$840,000	+ 12.0%
Inventory of Homes for Sale	28	18	- 35.7%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	58	62	+ 6.9%	35	39	+ 11.4%
Percent of Original List Price Received*	101.4%	97.4%	- 3.9%	101.7%	99.1%	- 2.6%
New Listings	26	20	- 23.1%	58	55	- 5.2%

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

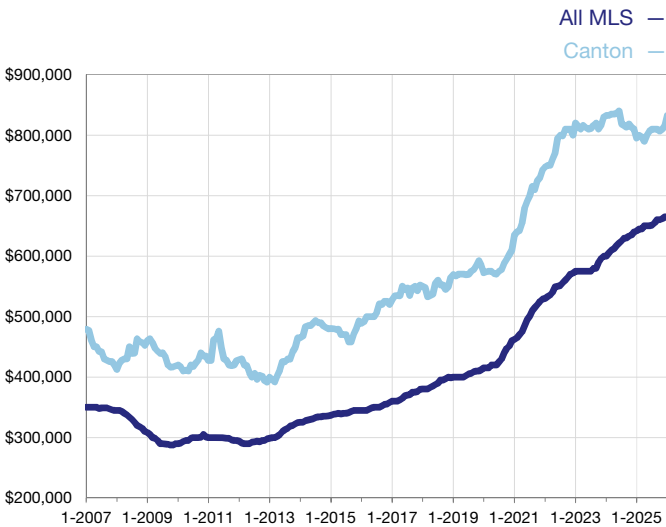
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	16	+ 128.6%	17	54	+ 217.6%
Closed Sales	6	9	+ 50.0%	16	27	+ 68.8%
Median Sales Price*	\$331,250	\$730,000	+ 120.4%	\$435,000	\$709,900	+ 63.2%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	38	35	- 7.9%
Percent of Original List Price Received*	100.3%	100.4%	+ 0.1%	98.0%	98.7%	+ 0.7%
New Listings	15	26	+ 73.3%	42	88	+ 109.5%

* 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

