

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Canton

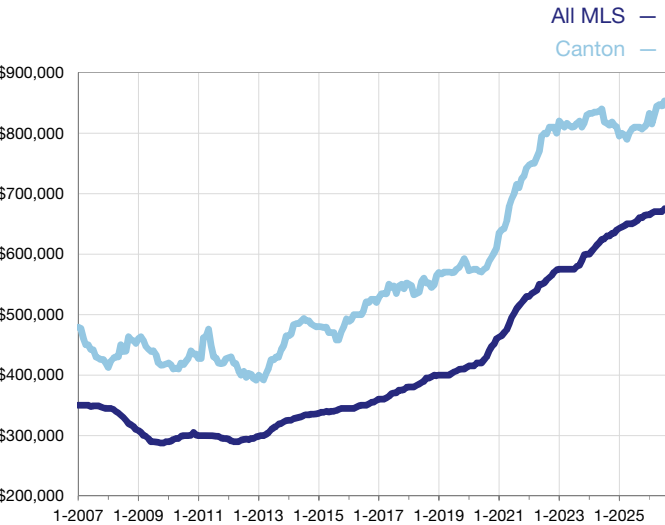
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	18	+ 80.0%	101	104	+ 3.0%
Closed Sales	17	23	+ 35.3%	95	96	+ 1.1%
Median Sales Price*	\$780,000	\$760,000	- 2.6%	\$807,000	\$837,500	+ 3.8%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	47	+ 34.3%	32	37	+ 15.6%
Percent of Original List Price Received*	101.4%	99.3%	- 2.1%	101.7%	101.1%	- 0.6%
New Listings	11	7	- 36.4%	118	123	+ 4.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	15	+ 87.5%	49	115	+ 134.7%
Closed Sales	10	7	- 30.0%	43	67	+ 55.8%
Median Sales Price*	\$501,500	\$600,000	+ 19.6%	\$559,000	\$650,000	+ 16.3%
Inventory of Homes for Sale	20	36	+ 80.0%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	33	34	+ 3.0%
Percent of Original List Price Received*	100.1%	101.5%	+ 1.4%	99.8%	98.8%	- 1.0%
New Listings	10	26	+ 160.0%	88	184	+ 109.1%

* 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

