Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Canton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**10**	+ 11.1%	129	**120**	- 7.0%
Closed Sales	20	**9**	- 55.0%	131	**114**	- 13.0%
Median Sales Price*	$715,000	**$706,250**	- 1.2%	$807,000	**$837,500**	+ 3.8%
Inventory of Homes for Sale	16	**28**	+ 75.0%	--	--	--
Months Supply of Inventory	1.3	**2.6**	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	30	**30**	0.0%	32	**36**	+ 12.5%
Percent of Original List Price Received*	97.8%	**100.3%**	+ 2.6%	100.8%	**101.1%**	+ 0.3%
New Listings	12	**21**	+ 75.0%	148	**156**	+ 5.4%

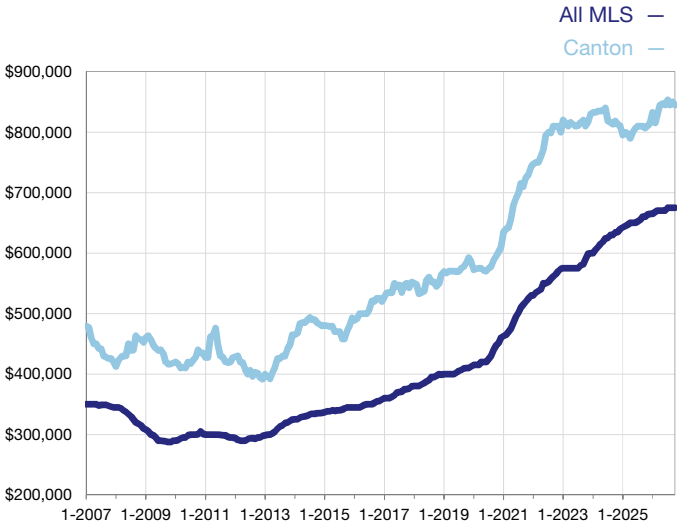
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

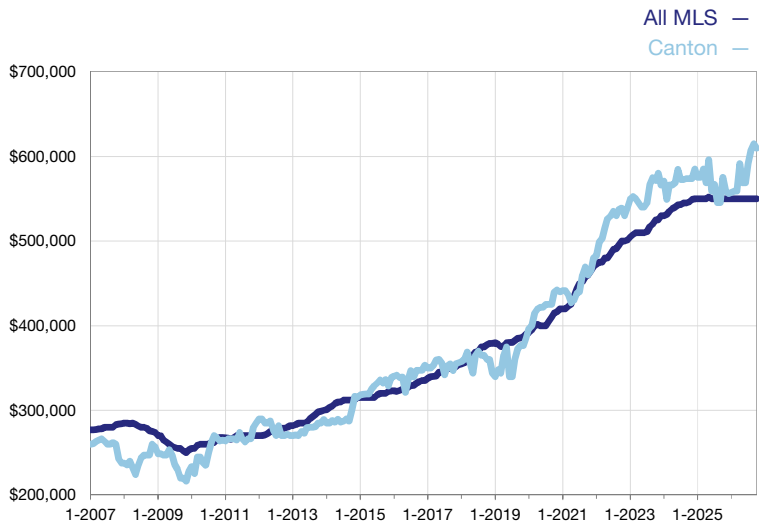
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	19	**8**	- 57.9%	76	**136**	+ 78.9%
Closed Sales	16	**15**	- 6.3%	64	**95**	+ 48.4%
Median Sales Price*	$786,850	**$631,995**	- 19.7%	$573,600	**$620,000**	+ 8.1%
Inventory of Homes for Sale	32	**33**	+ 3.1%	--	--	--
Months Supply of Inventory	4.5	**2.6**	- 42.2%	--	--	--
Cumulative Days on Market Until Sale	26	**34**	+ 30.8%	32	**37**	+ 15.6%
Percent of Original List Price Received*	99.1%	**100.2%**	+ 1.1%	99.5%	**98.7%**	- 0.8%
New Listings	36	**16**	- 55.6%	136	**212**	+ 55.9%

* 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



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