

Canton 02021

ZIP code · MA · Massachusetts > Norfolk County

BALANCED MARKET

\$711K

MEDIAN SALE PRICE

-9.3%

1-YR CHANGE

239

SALES (12 MO)

\$778K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



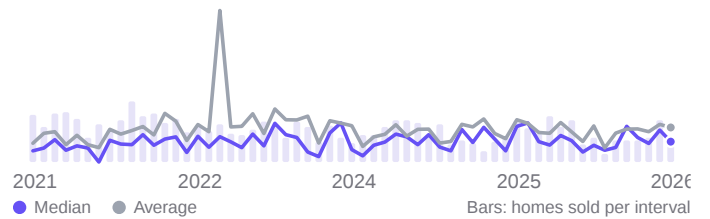
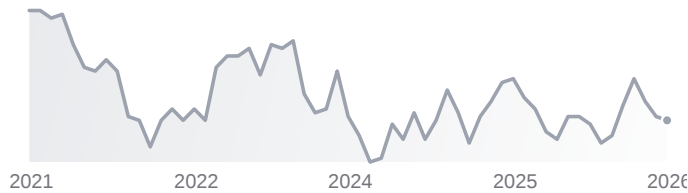
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$682K · Average \$809K

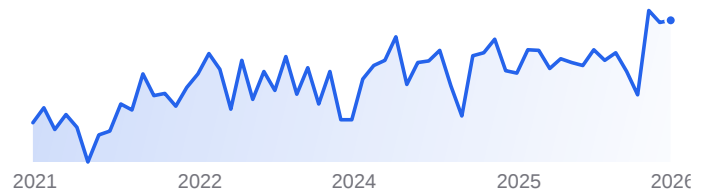
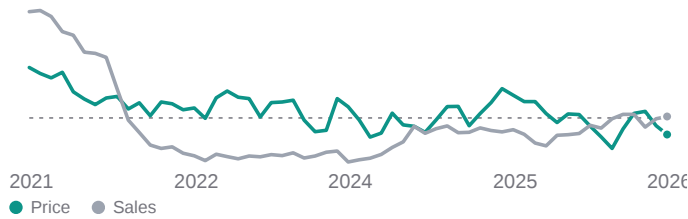


Growth (year over year)

Price -9.3% · Sales +0.8%

Price per square foot

\$472/ft²

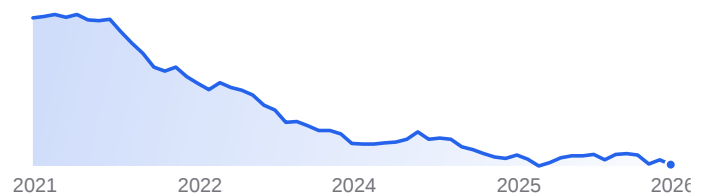
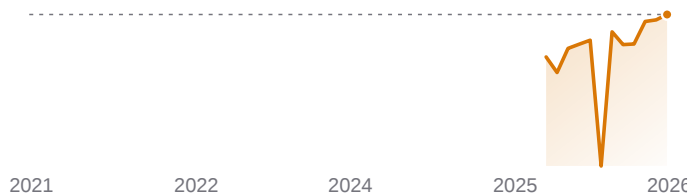


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

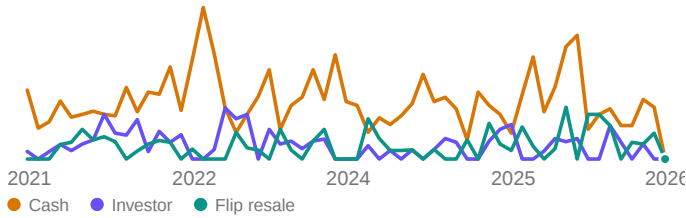
3.2%



BUYERS & OUTCOMES

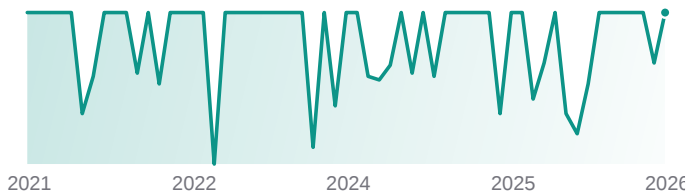
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



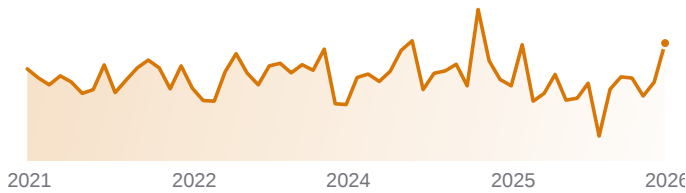
Sellers who sold at a gain

100%

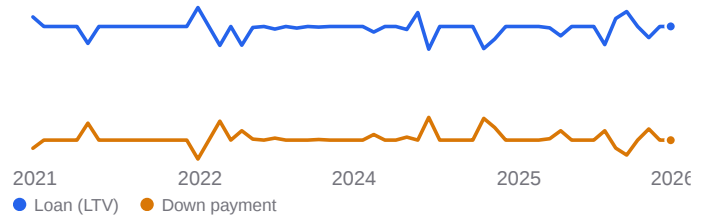


Median annualized return at resale

+6.8%

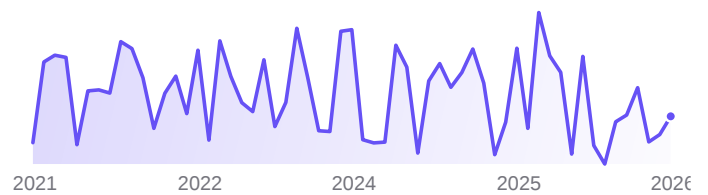


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



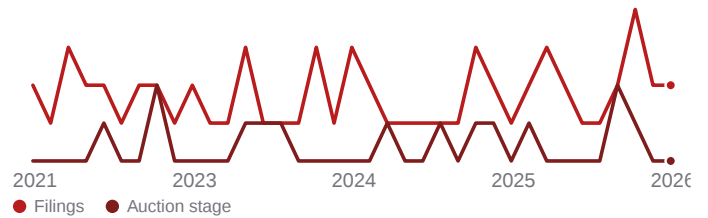
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,558
Median value (AVM)	\$778K
Median size	1,893 ft²
Median bedrooms	3
Median year built	1971
Single family	73%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.2%
Owner occupied	90%
Company owned	20%
Median loan-to-value	48%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	25,067
Density	1,278 / mi ²
Median household income	\$132K
Average household income	\$168K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	69
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	6.3%
Unemployment	1.2%
Average temp	50°F
Annual precip	49 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.