

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	8	- 38.5%	140	91	- 35.0%
Closed Sales	9	5	- 44.4%	130	105	- 19.2%
Median Sales Price*	\$525,000	\$485,000	- 7.6%	\$465,000	\$510,000	+ 9.7%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	39	30	- 23.1%	35	36	+ 2.9%
Percent of Original List Price Received*	102.8%	98.5%	- 4.2%	103.0%	103.5%	+ 0.5%
New Listings	7	3	- 57.1%	148	108	- 27.0%

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

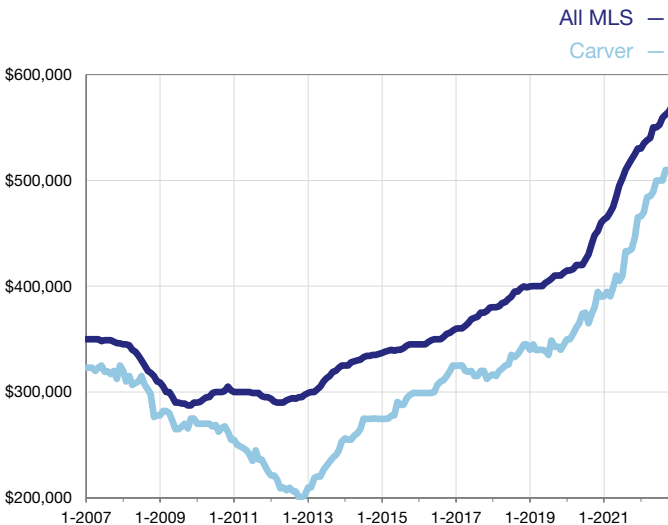
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	25	3	- 88.0%
Closed Sales	0	0	--	22	10	- 54.5%
Median Sales Price*	\$0	\$0	--	\$429,500	\$459,000	+ 6.9%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.3	3.0	+ 130.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	54	20	- 63.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.4%	100.7%	- 0.7%
New Listings	3	0	- 100.0%	30	4	- 86.7%

* 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

