

Local Market Update – June 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	14	16	+ 14.3%	68	66	- 2.9%
Closed Sales	15	11	- 26.7%	56	57	+ 1.8%
Median Sales Price*	\$375,000	\$360,000	- 4.0%	\$351,500	\$338,000	- 3.8%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	55	34	- 38.2%	55	59	+ 7.3%
Percent of Original List Price Received*	97.7%	99.0%	+ 1.3%	98.2%	97.2%	- 1.0%
New Listings	11	17	+ 54.5%	81	80	- 1.2%

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

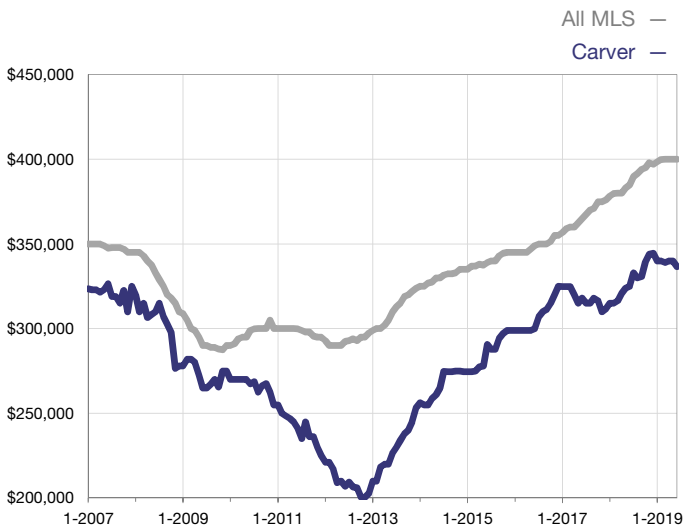
Condominium Properties

Key Metrics	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	0	- 100.0%	6	4	- 33.3%
Closed Sales	0	1	--	6	4	- 33.3%
Median Sales Price*	\$0	\$290,000	--	\$395,605	\$276,950	- 30.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	0	33	--	47	28	- 40.4%
Percent of Original List Price Received*	0.0%	98.3%	--	100.6%	100.7%	+ 0.1%
New Listings	0	0	--	7	6	- 14.3%

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

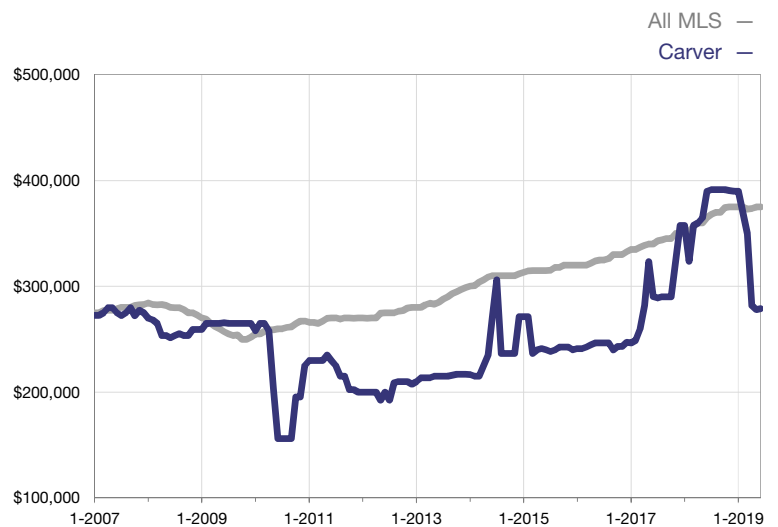
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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