

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Carver

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	12	+ 20.0%	78	76	- 2.6%
Closed Sales	18	6	- 66.7%	74	64	- 13.5%
Median Sales Price*	\$342,450	<b>\$377,250</b>	+ 10.2%	\$349,950	<b>\$336,500</b>	- 3.8%
Inventory of Homes for Sale	27	17	- 37.0%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	52	47	- 9.6%	55	58	+ 5.5%
Percent of Original List Price Received*	98.2%	<b>97.4%</b>	- 0.8%	98.2%	<b>97.2%</b>	- 1.0%
New Listings	16	13	- 18.8%	97	93	- 4.1%

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

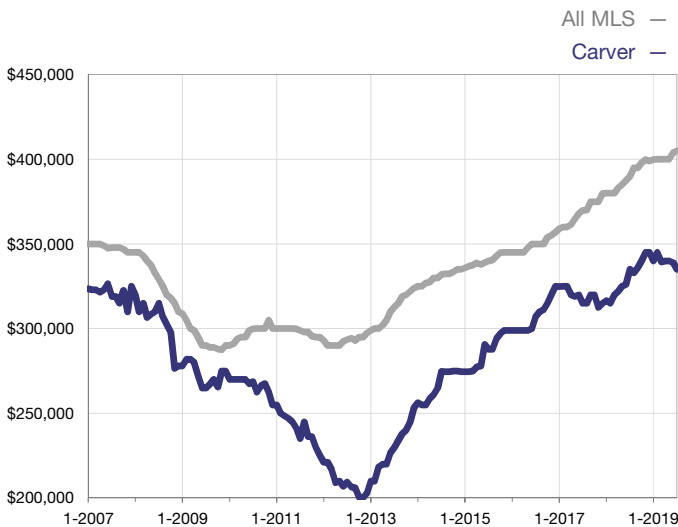
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	0	- 100.0%	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	7	4	- 42.9%
Median Sales Price*	\$225,000	<b>\$0</b>	- 100.0%	\$391,310	<b>\$276,950</b>	- 29.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	44	28	- 36.4%
Percent of Original List Price Received*	97.9%	<b>0.0%</b>	- 100.0%	100.2%	<b>100.7%</b>	+ 0.5%
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.

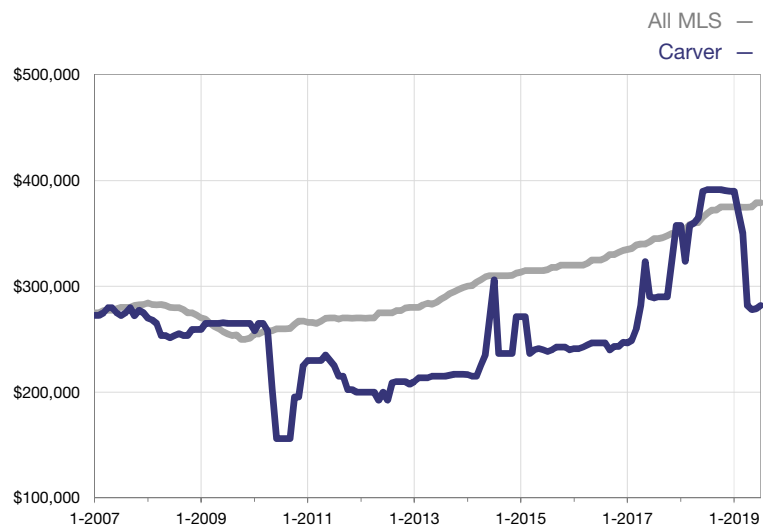
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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