

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	12	+ 200.0%	29	49	+ 69.0%
Closed Sales	6	7	+ 16.7%	28	36	+ 28.6%
Median Sales Price*	\$356,000	\$450,000	+ 26.4%	\$380,025	\$425,500	+ 12.0%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	16	23	+ 43.8%	50	40	- 20.0%
Percent of Original List Price Received*	102.1%	102.7%	+ 0.6%	98.7%	101.0%	+ 2.3%
New Listings	6	16	+ 166.7%	31	50	+ 61.3%

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

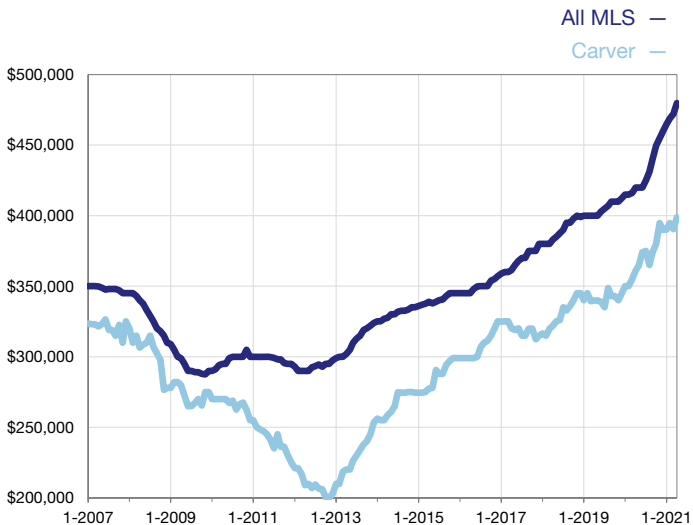
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	5	6	+ 20.0%
Closed Sales	1	1	0.0%	5	6	+ 20.0%
Median Sales Price*	\$280,000	\$429,000	+ 53.2%	\$340,000	\$429,000	+ 26.2%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	6.1	3.5	- 42.6%	--	--	--
Cumulative Days on Market Until Sale	173	25	- 85.5%	99	64	- 35.4%
Percent of Original List Price Received*	94.9%	100.0%	+ 5.4%	98.8%	101.2%	+ 2.4%
New Listings	1	9	+ 800.0%	8	16	+ 100.0%

* 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

