

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Carver

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	12	+ 300.0%	32	61	+ 90.6%
Closed Sales	6	10	+ 66.7%	34	46	+ 35.3%
Median Sales Price*	\$384,500	<b>\$433,000</b>	+ 12.6%	\$380,025	<b>\$425,500</b>	+ 12.0%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	46	43	- 6.5%	49	41	- 16.3%
Percent of Original List Price Received*	101.0%	<b>107.7%</b>	+ 6.6%	99.1%	<b>102.5%</b>	+ 3.4%
New Listings	8	11	+ 37.5%	39	61	+ 56.4%

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

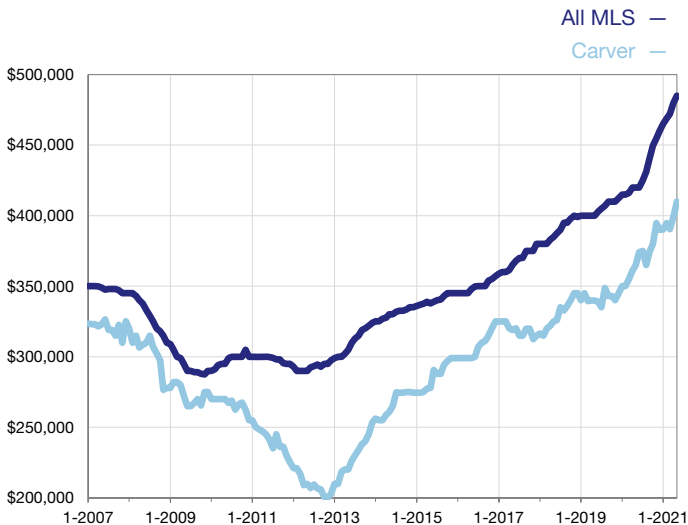
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	5	+ 400.0%	6	11	+ 83.3%
Closed Sales	1	3	+ 200.0%	6	9	+ 50.0%
Median Sales Price*	\$299,000	<b>\$429,000</b>	+ 43.5%	\$319,950	<b>\$429,000</b>	+ 34.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	6.1	1.4	- 77.0%	--	--	--
Cumulative Days on Market Until Sale	42	83	+ 97.6%	89	70	- 21.3%
Percent of Original List Price Received*	99.7%	<b>99.6%</b>	- 0.1%	99.0%	<b>100.7%</b>	+ 1.7%
New Listings	1	1	0.0%	9	17	+ 88.9%

\* 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

