

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Carver

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	6	- 45.5%	127	85	- 33.1%
Closed Sales	11	4	- 63.6%	121	100	- 17.4%
Median Sales Price*	\$649,900	<b>\$657,500</b>	+ 1.2%	\$458,000	<b>\$510,000</b>	+ 11.4%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	61	177	+ 190.2%	35	36	+ 2.9%
Percent of Original List Price Received*	95.6%	<b>98.1%</b>	+ 2.6%	103.0%	<b>103.7%</b>	+ 0.7%
New Listings	14	8	- 42.9%	141	105	- 25.5%

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

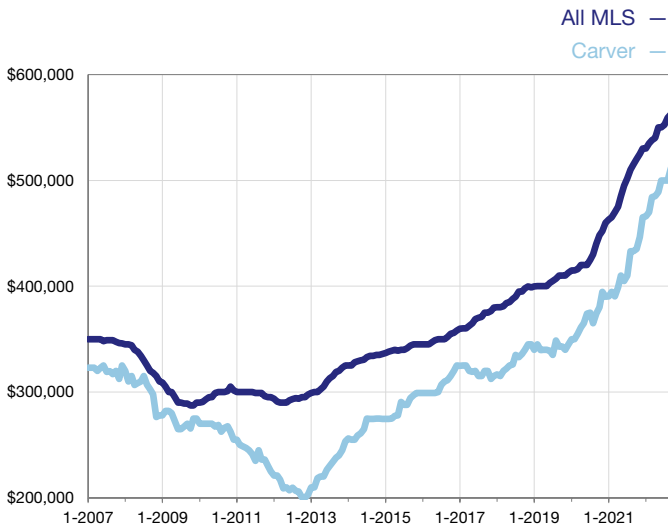
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	23	3	- 87.0%
Closed Sales	3	0	- 100.0%	22	10	- 54.5%
Median Sales Price*	\$444,000	<b>\$0</b>	- 100.0%	\$429,500	<b>\$459,000</b>	+ 6.9%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	65	0	- 100.0%	54	20	- 63.0%
Percent of Original List Price Received*	100.5%	<b>0.0%</b>	- 100.0%	101.4%	<b>100.7%</b>	- 0.7%
New Listings	0	1	--	27	4	- 85.2%

\* 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

