

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Carver

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	17	12	- 29.4%
Closed Sales	9	3	- 66.7%	19	8	- 57.9%
Median Sales Price*	\$520,000	<b>\$355,000</b>	- 31.7%	\$489,000	<b>\$434,500</b>	- 11.1%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	20	37	+ 85.0%	39	50	+ 28.2%
Percent of Original List Price Received*	104.4%	<b>90.2%</b>	- 13.6%	103.2%	<b>93.2%</b>	- 9.7%
New Listings	8	6	- 25.0%	13	10	- 23.1%

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

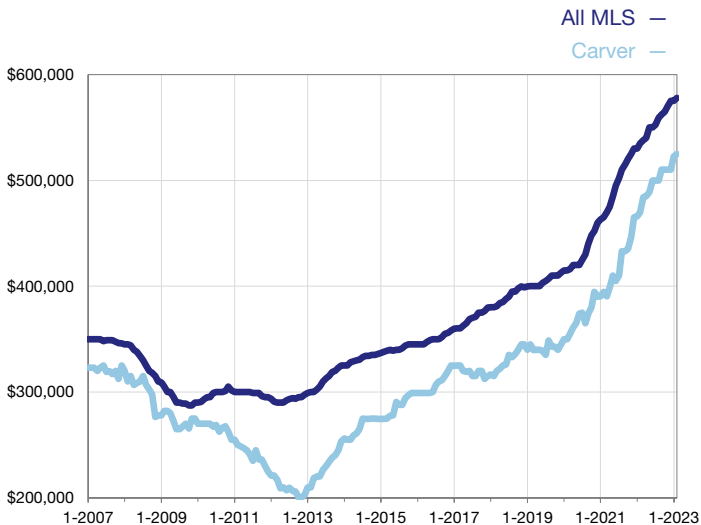
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$377,000</b>	--	\$410,000	<b>\$377,000</b>	- 8.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.6	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	0	75	--	20	75	+ 275.0%
Percent of Original List Price Received*	0.0%	<b>94.3%</b>	--	104.1%	<b>94.3%</b>	- 9.4%
New Listings	0	0	--	0	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

