

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	21	17	- 19.0%
Closed Sales	9	3	- 66.7%	28	11	- 60.7%
Median Sales Price*	\$560,000	\$780,000	+ 39.3%	\$511,250	\$525,000	+ 2.7%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	35	54	+ 54.3%	38	51	+ 34.2%
Percent of Original List Price Received*	104.5%	98.3%	- 5.9%	103.7%	94.6%	- 8.8%
New Listings	6	6	0.0%	19	16	- 15.8%

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

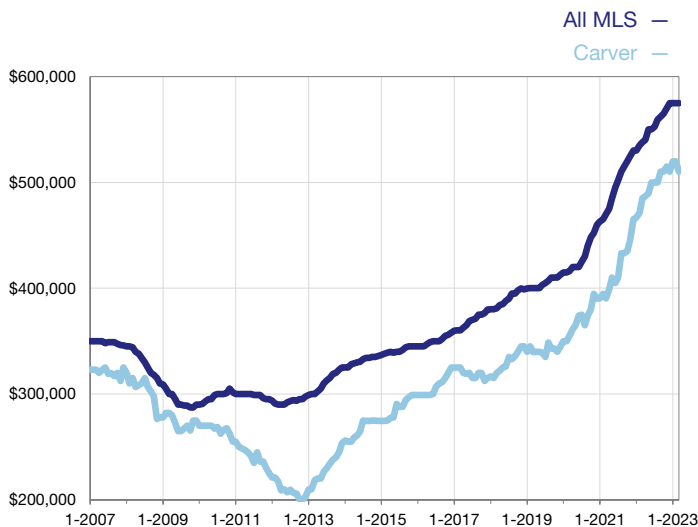
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	1	4	+ 300.0%
Closed Sales	3	2	- 33.3%	4	3	- 25.0%
Median Sales Price*	\$459,000	\$427,000	- 7.0%	\$459,000	\$379,000	- 17.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	24	122	+ 408.3%	23	106	+ 360.9%
Percent of Original List Price Received*	100.1%	93.9%	- 6.2%	101.1%	94.1%	- 6.9%
New Listings	0	1	--	0	1	--

* 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

