

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	28	25	- 10.7%
Closed Sales	6	3	- 50.0%	34	14	- 58.8%
Median Sales Price*	\$537,000	\$480,000	- 10.6%	\$527,500	\$502,500	- 4.7%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	25	21	- 16.0%	36	45	+ 25.0%
Percent of Original List Price Received*	105.7%	95.5%	- 9.6%	104.0%	94.8%	- 8.8%
New Listings	5	11	+ 120.0%	24	27	+ 12.5%

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

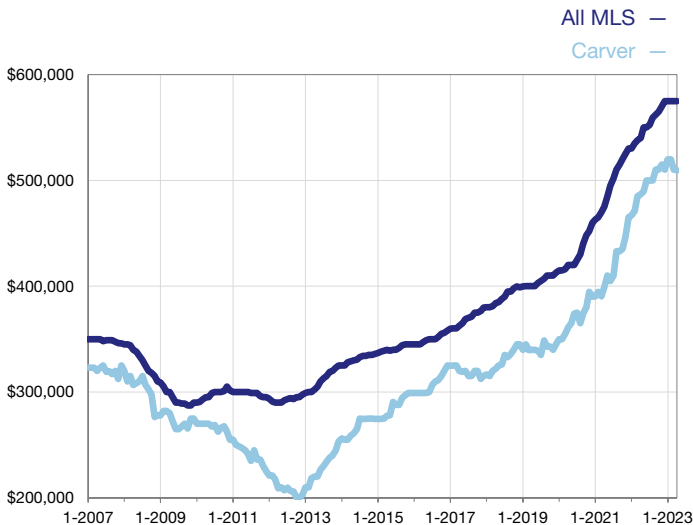
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	5	+ 400.0%
Closed Sales	0	0	--	4	4	0.0%
Median Sales Price*	\$0	\$0	--	\$459,000	\$427,000	- 7.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	2.1	+ 320.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	23	81	+ 252.2%
Percent of Original List Price Received*	0.0%	0.0%	--	101.1%	95.5%	- 5.5%
New Listings	0	1	--	0	3	--

* 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

