

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	14	+ 100.0%	35	38	+ 8.6%
Closed Sales	10	8	- 20.0%	44	22	- 50.0%
Median Sales Price*	\$457,500	\$582,500	+ 27.3%	\$511,250	\$540,000	+ 5.6%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	42	26	- 38.1%	37	38	+ 2.7%
Percent of Original List Price Received*	103.6%	102.9%	- 0.7%	103.9%	97.8%	- 5.9%
New Listings	11	10	- 9.1%	35	37	+ 5.7%

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

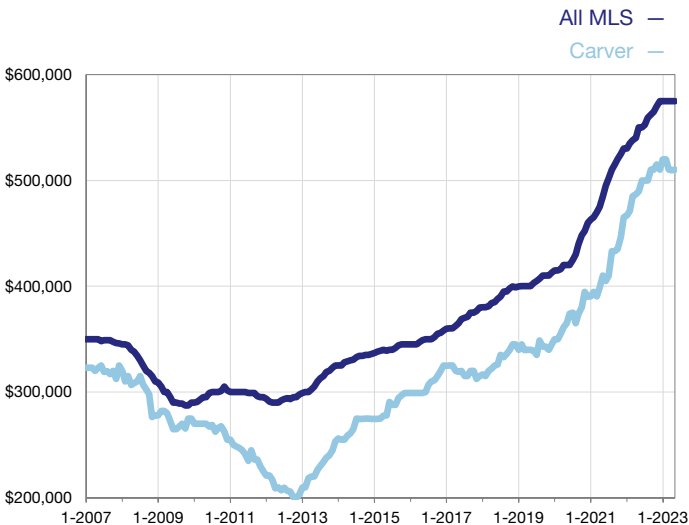
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	2	7	+ 250.0%
Closed Sales	4	1	- 75.0%	8	5	- 37.5%
Median Sales Price*	\$459,000	\$577,800	+ 25.9%	\$459,000	\$475,000	+ 3.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	20	128	+ 540.0%	21	90	+ 328.6%
Percent of Original List Price Received*	100.6%	107.2%	+ 6.6%	100.9%	97.9%	- 3.0%
New Listings	1	0	- 100.0%	1	3	+ 200.0%

* 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

