

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	7	- 46.2%	48	43	- 10.4%
Closed Sales	10	14	+ 40.0%	54	36	- 33.3%
Median Sales Price*	\$505,250	\$600,500	+ 18.9%	\$505,250	\$553,000	+ 9.5%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	29	16	- 44.8%	36	29	- 19.4%
Percent of Original List Price Received*	104.9%	106.2%	+ 1.2%	104.1%	101.0%	- 3.0%
New Listings	18	5	- 72.2%	53	41	- 22.6%

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

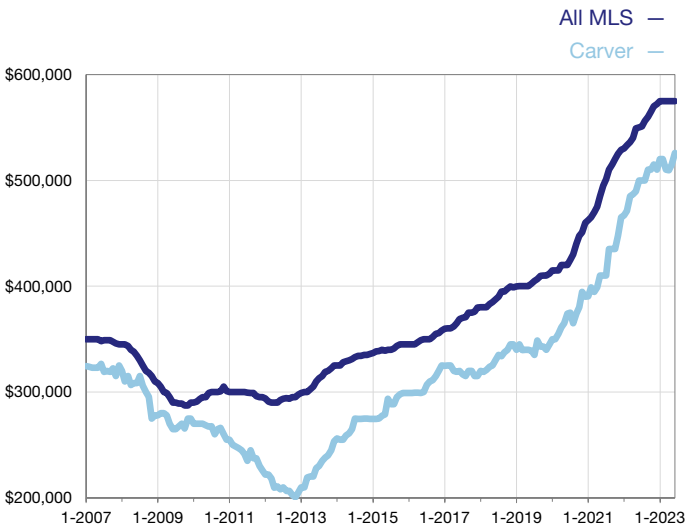
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	7	+ 250.0%
Closed Sales	0	2	--	8	7	- 12.5%
Median Sales Price*	\$0	\$530,350	--	\$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	0	103	--	21	94	+ 347.6%
Percent of Original List Price Received*	0.0%	98.1%	--	100.9%	97.9%	- 3.0%
New Listings	0	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

