

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Carver

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	57	49	- 14.0%
Closed Sales	10	2	- 80.0%	64	38	- 40.6%
Median Sales Price*	\$502,500	<b>\$440,000</b>	- 12.4%	\$505,250	<b>\$538,000</b>	+ 6.5%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.5	<b>1.2</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	25	<b>26</b>	+ 4.0%	34	<b>29</b>	- 14.7%
Percent of Original List Price Received*	108.8%	<b>100.5%</b>	- 7.6%	104.8%	<b>101.0%</b>	- 3.6%
New Listings	10	<b>13</b>	+ 30.0%	63	<b>54</b>	- 14.3%

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

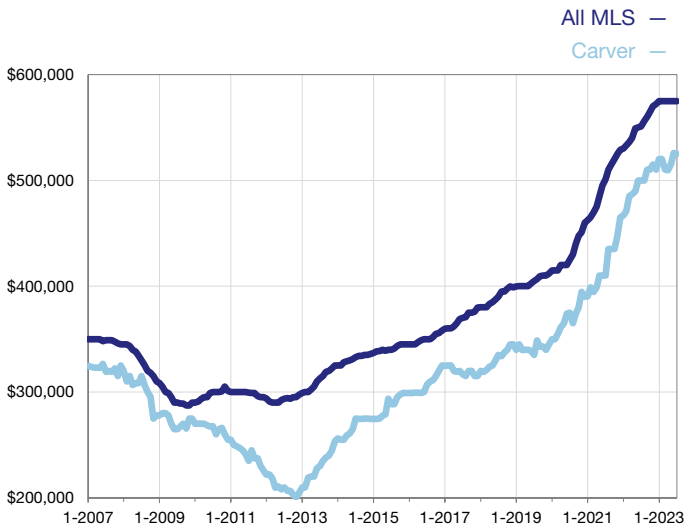
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	3	9	+ 200.0%
Closed Sales	2	0	- 100.0%	10	7	- 30.0%
Median Sales Price*	\$499,000	<b>\$0</b>	- 100.0%	\$459,000	<b>\$475,000</b>	+ 3.5%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	<b>2.8</b>	--	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	20	<b>94</b>	+ 370.0%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	100.7%	<b>97.9%</b>	- 2.8%
New Listings	0	5	--	1	9	+ 800.0%

\* 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

