

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	68	56	- 17.6%
Closed Sales	13	8	- 38.5%	77	47	- 39.0%
Median Sales Price*	\$580,000	\$610,750	+ 5.3%	\$505,900	\$575,000	+ 13.7%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	24	43	+ 79.2%	32	35	+ 9.4%
Percent of Original List Price Received*	103.0%	104.1%	+ 1.1%	104.5%	101.3%	- 3.1%
New Listings	15	6	- 60.0%	78	60	- 23.1%

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

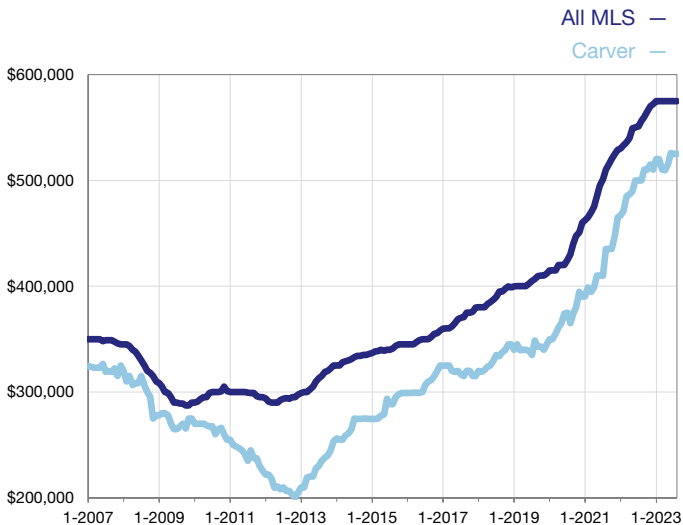
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	3	10	+ 233.3%
Closed Sales	0	1	--	10	8	- 20.0%
Median Sales Price*	\$0	\$395,000	--	\$459,000	\$435,000	- 5.2%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	0	25	--	20	85	+ 325.0%
Percent of Original List Price Received*	0.0%	105.4%	--	100.7%	98.9%	- 1.8%
New Listings	0	1	--	1	10	+ 900.0%

* 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

