

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	75	63	- 16.0%
Closed Sales	11	10	- 9.1%	88	57	- 35.2%
Median Sales Price*	\$527,000	\$607,500	+ 15.3%	\$515,000	\$575,000	+ 11.7%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	34	53	+ 55.9%	33	38	+ 15.2%
Percent of Original List Price Received*	102.3%	96.0%	- 6.2%	104.3%	100.4%	- 3.7%
New Listings	8	6	- 25.0%	86	66	- 23.3%

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

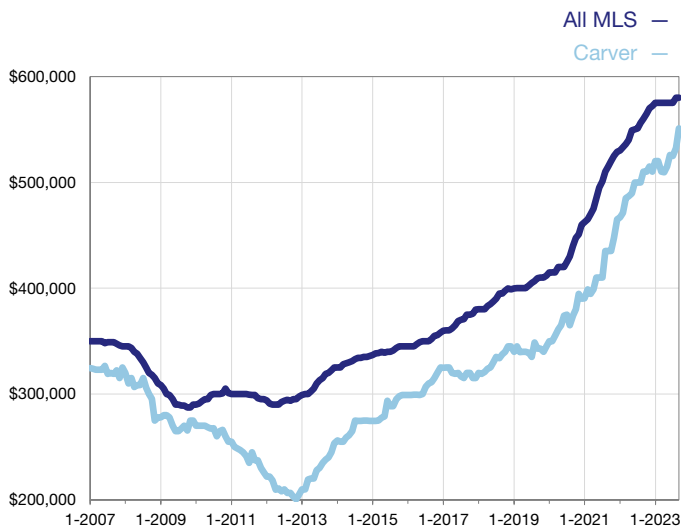
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	5	--	3	15	+ 400.0%
Closed Sales	0	2	--	10	10	0.0%
Median Sales Price*	\$0	\$367,500	--	\$459,000	\$435,000	- 5.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	0	23	--	20	73	+ 265.0%
Percent of Original List Price Received*	0.0%	88.2%	--	100.7%	96.7%	- 4.0%
New Listings	0	3	--	1	13	+ 1,200.0%

* 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

