

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Carver

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	79	66	- 16.5%
Closed Sales	9	6	- 33.3%	97	63	- 35.1%
Median Sales Price*	\$505,000	<b>\$575,000</b>	+ 13.9%	\$508,800	<b>\$575,000</b>	+ 13.0%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	26	38	+ 46.2%	32	38	+ 18.8%
Percent of Original List Price Received*	101.2%	97.3%	- 3.9%	104.0%	100.1%	- 3.8%
New Listings	9	10	+ 11.1%	95	76	- 20.0%

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

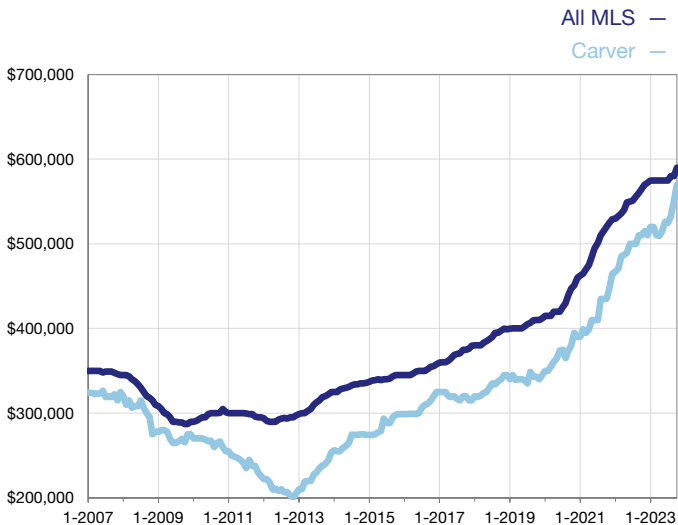
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	5	--	3	17	+ 466.7%
Closed Sales	0	1	--	10	11	+ 10.0%
Median Sales Price*	\$0	<b>\$395,000</b>	--	\$459,000	<b>\$395,000</b>	- 13.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	0	30	--	20	69	+ 245.0%
Percent of Original List Price Received*	0.0%	101.3%	--	100.7%	97.1%	- 3.6%
New Listings	2	1	- 50.0%	3	15	+ 400.0%

\* 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

