

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	83	70	- 15.7%
Closed Sales	4	2	- 50.0%	101	65	- 35.6%
Median Sales Price*	\$657,500	\$415,569	- 36.8%	\$510,000	\$575,000	+ 12.7%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	177	19	- 89.3%	38	37	- 2.6%
Percent of Original List Price Received*	98.1%	97.8%	- 0.3%	103.7%	100.0%	- 3.6%
New Listings	6	4	- 33.3%	101	82	- 18.8%

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

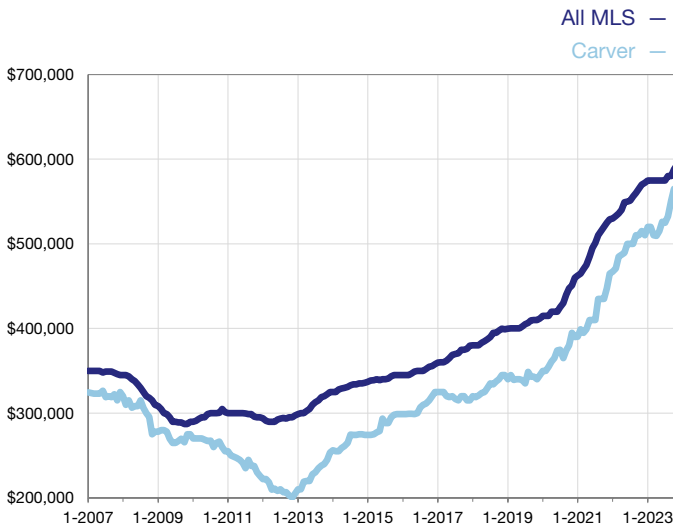
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	18	+ 500.0%
Closed Sales	0	3	--	10	14	+ 40.0%
Median Sales Price*	\$0	\$555,675	--	\$459,000	\$487,000	+ 6.1%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	4.0	0.5	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	0	38	--	20	62	+ 210.0%
Percent of Original List Price Received*	0.0%	101.1%	--	100.7%	98.0%	- 2.7%
New Listings	3	1	- 66.7%	6	16	+ 166.7%

* 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

