

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	89	73	- 18.0%
Closed Sales	5	4	- 20.0%	106	69	- 34.9%
Median Sales Price*	\$485,000	\$842,500	+ 73.7%	\$510,000	\$575,000	+ 12.7%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	30	22	- 26.7%	37	36	- 2.7%
Percent of Original List Price Received*	98.5%	97.0%	- 1.5%	103.5%	99.8%	- 3.6%
New Listings	3	7	+ 133.3%	104	89	- 14.4%

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

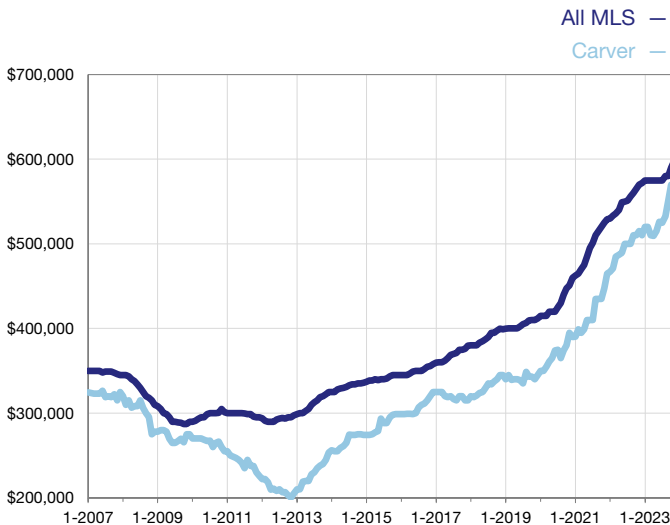
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	3	21	+ 600.0%
Closed Sales	0	0	--	10	15	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$459,000	\$475,000	+ 3.5%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	5.0	0.5	- 90.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	20	59	+ 195.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.7%	98.3%	- 2.4%
New Listings	0	0	--	6	19	+ 216.7%

* 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

