

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Carver

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	9	+ 50.0%	12	17	+ 41.7%
Closed Sales	3	4	+ 33.3%	8	9	+ 12.5%
Median Sales Price*	\$355,000	<b>\$621,450</b>	+ 75.1%	\$434,500	<b>\$503,000</b>	+ 15.8%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--
Cumulative Days on Market Until Sale	37	62	+ 67.6%	50	53	+ 6.0%
Percent of Original List Price Received*	90.2%	98.9%	+ 9.6%	93.2%	97.7%	+ 4.8%
New Listings	6	12	+ 100.0%	10	19	+ 90.0%

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

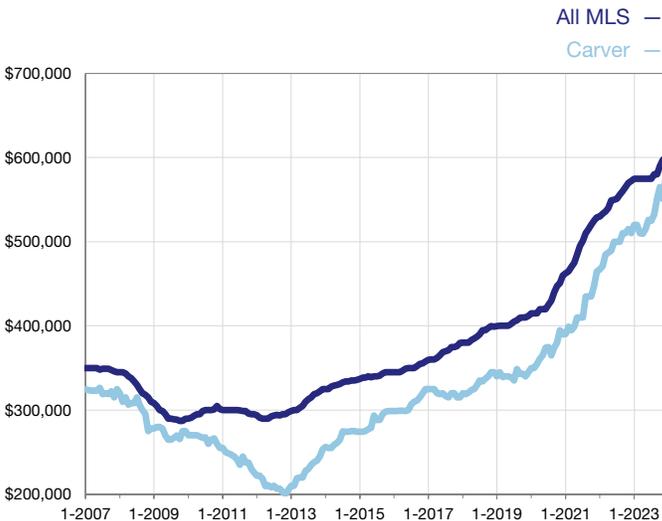
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	4	--	2	4	+ 100.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Median Sales Price*	\$377,000	<b>\$350,000</b>	- 7.2%	\$377,000	<b>\$435,000</b>	+ 15.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--
Cumulative Days on Market Until Sale	75	50	- 33.3%	75	38	- 49.3%
Percent of Original List Price Received*	94.3%	100.0%	+ 6.0%	94.3%	99.5%	+ 5.5%
New Listings	0	6	--	0	9	--

\* 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

