

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

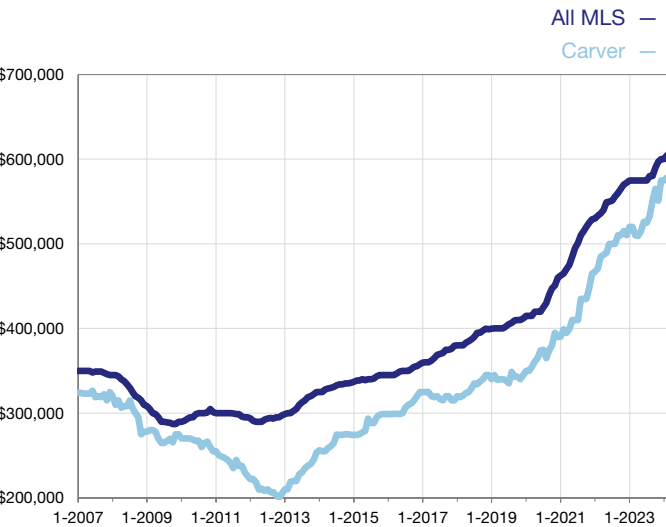
| Single-Family Properties | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| Key Metrics | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 6 | 9 | + 50.0% | 12 | 17 | + 41.7% |
| Closed Sales | 3 | 4 | + 33.3% | 8 | 9 | + 12.5% |
| Median Sales Price* | \$355,000 | \$621,450 | + 75.1% | \$434,500 | \$503,000 | + 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 | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| Key Metrics | 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 | \$350,000 | - 7.2% | \$377,000 | \$435,000 | + 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

