

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

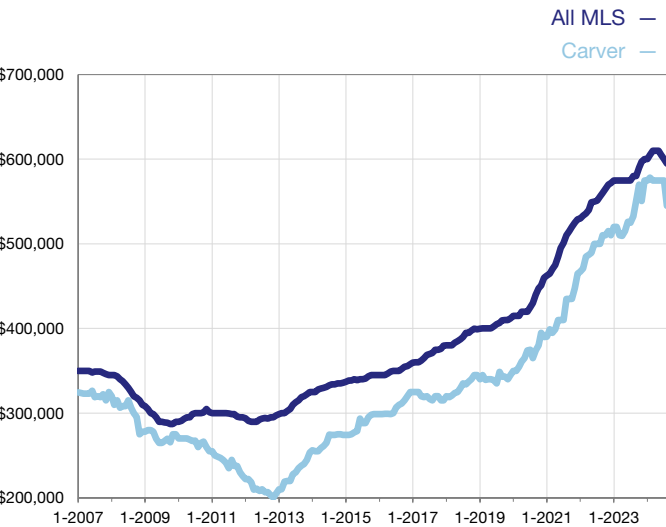
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	15	+ 114.3%	55	70	+ 27.3%
Closed Sales	8	7	- 12.5%	48	56	+ 16.7%
Median Sales Price*	\$610,750	\$665,000	+ 8.9%	\$578,250	\$577,500	- 0.1%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	43	19	- 55.8%	35	36	+ 2.9%
Percent of Original List Price Received*	104.1%	101.3%	- 2.7%	101.2%	99.7%	- 1.5%
New Listings	6	11	+ 83.3%	60	68	+ 13.3%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	10	12	+ 20.0%
Closed Sales	1	1	0.0%	8	11	+ 37.5%
Median Sales Price*	\$395,000	\$607,127	+ 53.7%	\$435,000	\$567,100	+ 30.4%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	3.6	0.4	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	25	103	+ 312.0%	85	49	- 42.4%
Percent of Original List Price Received*	105.4%	100.9%	- 4.3%	98.9%	101.1%	+ 2.2%
New Listings	2	0	- 100.0%	11	16	+ 45.5%

* 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

