

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

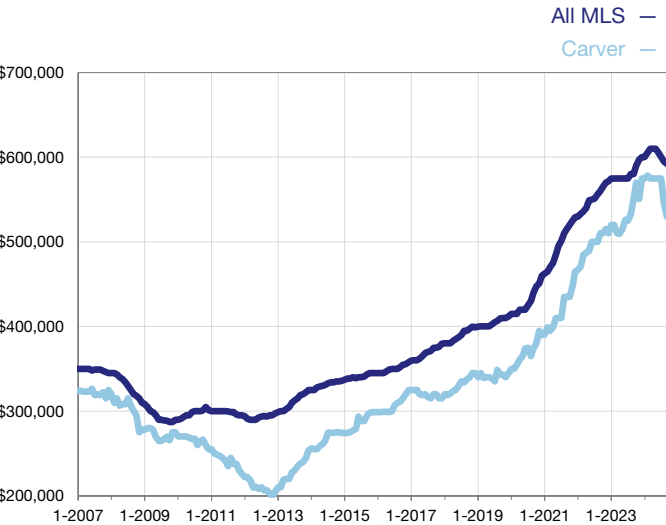
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	62	76	+ 22.6%
Closed Sales	10	12	+ 20.0%	58	68	+ 17.2%
Median Sales Price*	\$607,500	\$651,250	+ 7.2%	\$578,250	\$594,950	+ 2.9%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	53	37	- 30.2%	38	36	- 5.3%
Percent of Original List Price Received*	96.0%	100.4%	+ 4.6%	100.3%	99.8%	- 0.5%
New Listings	6	8	+ 33.3%	66	76	+ 15.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	12	12	0.0%
Closed Sales	2	2	0.0%	10	13	+ 30.0%
Median Sales Price*	\$367,500	\$538,979	+ 46.7%	\$435,000	\$567,100	+ 30.4%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	4.7	0.9	- 80.9%	--	--	--
Cumulative Days on Market Until Sale	23	47	+ 104.3%	73	48	- 34.2%
Percent of Original List Price Received*	88.2%	101.5%	+ 15.1%	96.7%	101.2%	+ 4.7%
New Listings	5	1	- 80.0%	16	17	+ 6.3%

* 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

