

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

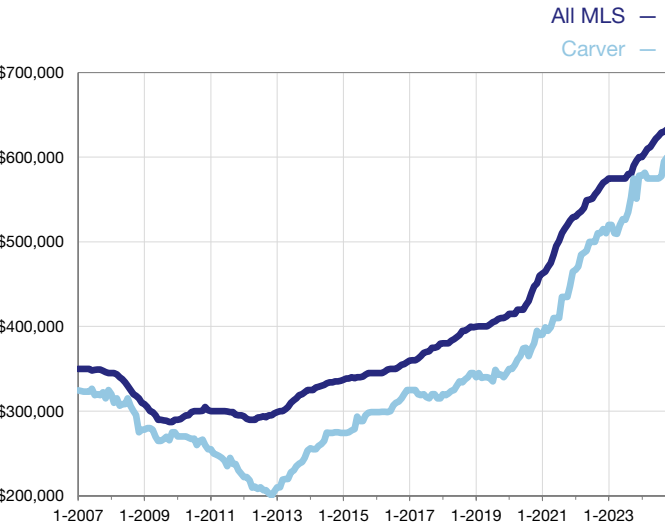
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	64	79	+ 23.4%
Closed Sales	6	7	+ 16.7%	64	75	+ 17.2%
Median Sales Price*	\$575,000	\$610,000	+ 6.1%	\$578,250	\$600,000	+ 3.8%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	38	25	- 34.2%	38	35	- 7.9%
Percent of Original List Price Received*	97.3%	97.8%	+ 0.5%	100.0%	99.6%	- 0.4%
New Listings	12	8	- 33.3%	78	83	+ 6.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	1	- 80.0%	17	15	- 11.8%
Closed Sales	1	1	0.0%	11	14	+ 27.3%
Median Sales Price*	\$395,000	\$617,777	+ 56.4%	\$395,000	\$568,550	+ 43.9%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	30	137	+ 356.7%	69	55	- 20.3%
Percent of Original List Price Received*	101.3%	100.0%	- 1.3%	97.1%	101.1%	+ 4.1%
New Listings	3	0	- 100.0%	19	20	+ 5.3%

* 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

