

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Carver

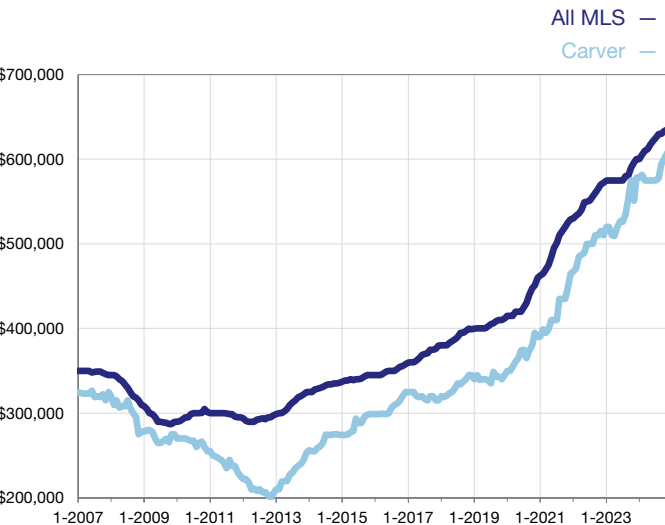
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	69	86	+ 24.6%
Closed Sales	2	4	+ 100.0%	66	79	+ 19.7%
Median Sales Price*	\$415,569	\$555,000	+ 33.6%	\$575,000	\$600,000	+ 4.3%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	31	+ 63.2%	38	35	- 7.9%
Percent of Original List Price Received*	97.8%	101.2%	+ 3.5%	100.0%	99.7%	- 0.3%
New Listings	2	11	+ 450.0%	80	94	+ 17.5%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	18	16	- 11.1%
Closed Sales	4	2	- 50.0%	15	16	+ 6.7%
Median Sales Price*	\$541,338	\$595,595	+ 10.0%	\$475,000	\$568,550	+ 19.7%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	31	88	+ 183.9%	59	59	0.0%
Percent of Original List Price Received*	101.5%	100.4%	- 1.1%	98.3%	101.0%	+ 2.7%
New Listings	1	0	- 100.0%	20	20	0.0%

\* 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

