

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

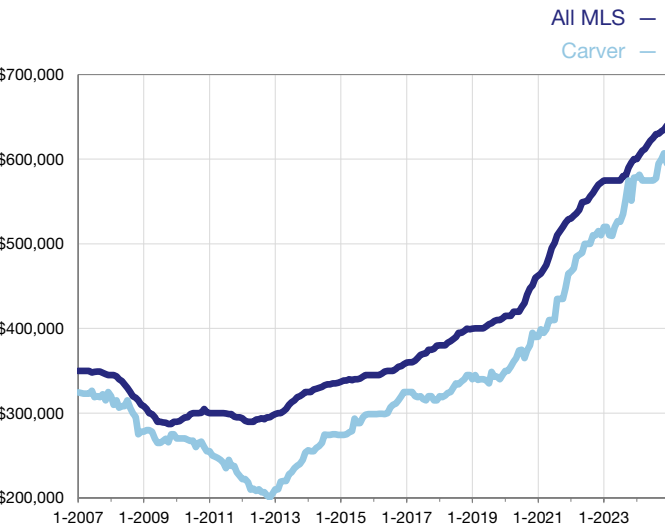
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	9	+ 800.0%	70	91	+ 30.0%
Closed Sales	4	4	0.0%	70	83	+ 18.6%
Median Sales Price*	\$842,500	\$567,450	- 32.6%	\$578,250	\$595,000	+ 2.9%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	22	85	+ 286.4%	37	37	0.0%
Percent of Original List Price Received*	97.0%	97.3%	+ 0.3%	99.8%	99.6%	- 0.2%
New Listings	7	3	- 57.1%	87	97	+ 11.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	21	16	- 23.8%
Closed Sales	0	2	--	15	18	+ 20.0%
Median Sales Price*	\$0	\$619,541	--	\$475,000	\$570,000	+ 20.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	0	159	--	59	70	+ 18.6%
Percent of Original List Price Received*	0.0%	100.4%	--	98.3%	100.9%	+ 2.6%
New Listings	0	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

