

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

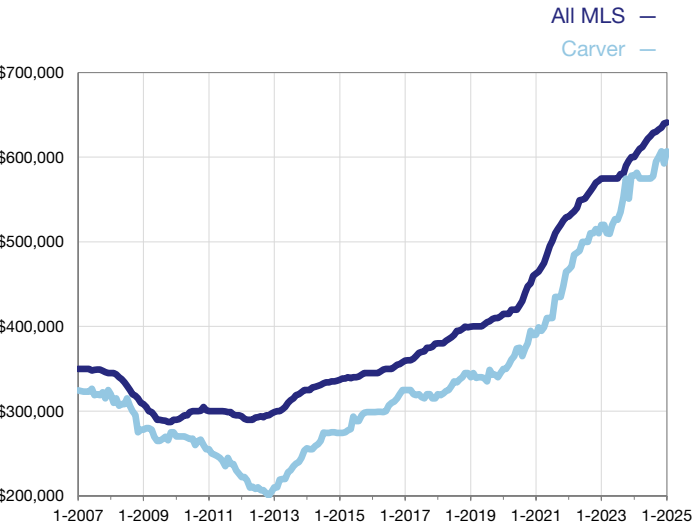
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	8	5	- 37.5%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$459,000	\$665,000	+ 44.9%	\$459,000	\$665,000	+ 44.9%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	46	47	+ 2.2%	46	47	+ 2.2%
Percent of Original List Price Received*	96.6%	103.4%	+ 7.0%	96.6%	103.4%	+ 7.0%
New Listings	7	7	0.0%	7	7	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$520,000	\$719,650	+ 38.4%	\$520,000	\$719,650	+ 38.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	25	19	- 24.0%	25	19	- 24.0%
Percent of Original List Price Received*	99.0%	100.6%	+ 1.6%	99.0%	100.6%	+ 1.6%
New Listings	4	3	- 25.0%	4	3	- 25.0%

* 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

