

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

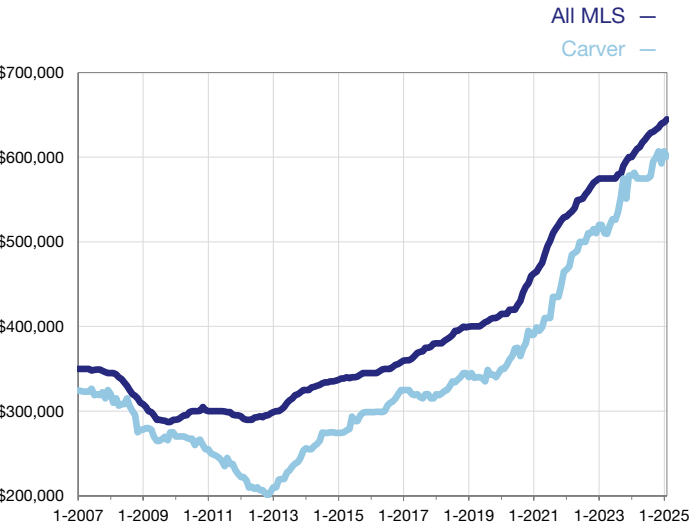
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	16	15	- 6.3%
Closed Sales	4	3	- 25.0%	9	9	0.0%
Median Sales Price*	\$621,450	\$530,000	- 14.7%	\$503,000	\$620,000	+ 23.3%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	3.1	1.0	- 67.7%	--	--	--
Cumulative Days on Market Until Sale	62	29	- 53.2%	53	41	- 22.6%
Percent of Original List Price Received*	98.9%	98.2%	- 0.7%	97.7%	101.7%	+ 4.1%
New Listings	12	8	- 33.3%	19	15	- 21.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	5	3	- 40.0%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Median Sales Price*	\$350,000	\$499,900	+ 42.8%	\$435,000	\$499,900	+ 14.9%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	50	12	- 76.0%	38	14	- 63.2%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	99.5%	100.2%	+ 0.7%
New Listings	6	0	- 100.0%	10	3	- 70.0%

* 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

