

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	12	+ 100.0%	55	53	- 3.6%
Closed Sales	8	4	- 50.0%	49	43	- 12.2%
Median Sales Price*	\$565,000	\$688,013	+ 21.8%	\$530,000	\$617,500	+ 16.5%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	38	169	+ 344.7%	39	59	+ 51.3%
Percent of Original List Price Received*	98.7%	101.6%	+ 2.9%	99.5%	101.1%	+ 1.6%
New Listings	9	8	- 11.1%	57	60	+ 5.3%

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

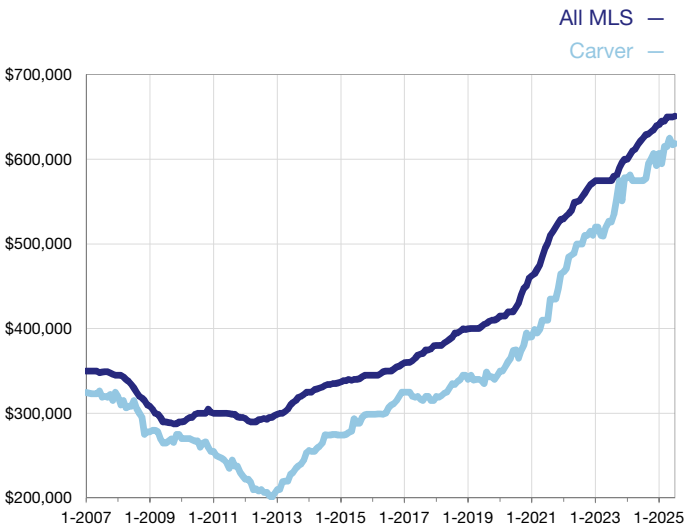
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	12	7	- 41.7%
Closed Sales	2	1	- 50.0%	10	8	- 20.0%
Median Sales Price*	\$677,246	\$550,000	- 18.8%	\$553,550	\$589,132	+ 6.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	53	13	- 75.5%	43	31	- 27.9%
Percent of Original List Price Received*	101.8%	96.7%	- 5.0%	101.1%	100.2%	- 0.9%
New Listings	2	2	0.0%	17	9	- 47.1%

* 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

