

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Carver

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	4	- 50.0%	89	91	+ 2.2%
Closed Sales	5	6	+ 20.0%	84	93	+ 10.7%
Median Sales Price*	\$539,900	<b>\$613,345</b>	+ 13.6%	\$592,450	<b>\$585,000</b>	- 1.3%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	72	53	- 26.4%	37	45	+ 21.6%
Percent of Original List Price Received*	99.1%	98.9%	- 0.2%	99.7%	100.1%	+ 0.4%
New Listings	3	5	+ 66.7%	97	108	+ 11.3%

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

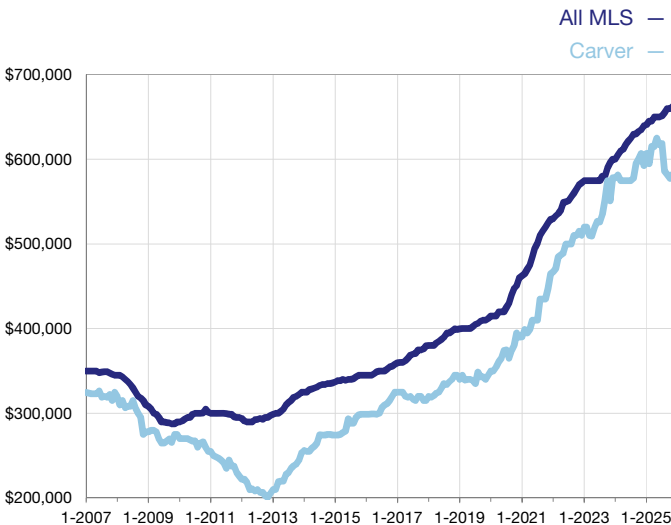
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	16	13	- 18.8%
Closed Sales	2	3	+ 50.0%	18	17	- 5.6%
Median Sales Price*	\$619,541	<b>\$475,000</b>	- 23.3%	\$570,000	<b>\$499,900</b>	- 12.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	159	14	- 91.2%	70	27	- 61.4%
Percent of Original List Price Received*	100.4%	102.4%	+ 2.0%	100.9%	100.8%	- 0.1%
New Listings	0	0	--	20	14	- 30.0%

\* 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

