

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	6	- 14.3%	12	8	- 33.3%
Closed Sales	4	2	- 50.0%	10	7	- 30.0%
Median Sales Price*	\$522,500	\$534,500	+ 2.3%	\$603,000	\$507,500	- 15.8%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	27	53	+ 96.3%	39	41	+ 5.1%
Percent of Original List Price Received*	99.9%	86.0%	- 13.9%	102.0%	93.3%	- 8.5%
New Listings	9	5	- 44.4%	16	5	- 68.8%

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

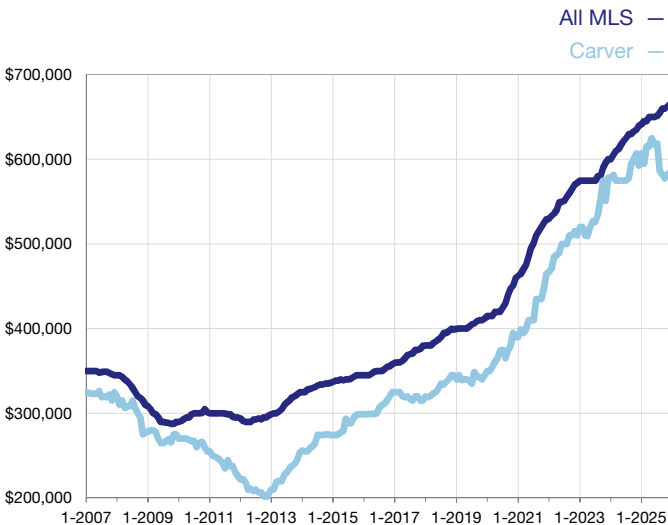
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	2	1	- 50.0%	3	1	- 66.7%
Median Sales Price*	\$499,900	\$589,900	+ 18.0%	\$499,900	\$589,900	+ 18.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	12	142	+ 1,083.3%	14	142	+ 914.3%
Percent of Original List Price Received*	100.0%	91.5%	- 8.5%	100.2%	91.5%	- 8.7%
New Listings	0	0	--	3	1	- 66.7%

* 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

