

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Carver

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	8	0.0%	20	14	- 30.0%
Closed Sales	8	5	- 37.5%	18	12	- 33.3%
Median Sales Price*	\$656,250	<b>\$530,000</b>	- 19.2%	\$626,250	<b>\$518,750</b>	- 17.2%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	74	38	- 48.6%	54	40	- 25.9%
Percent of Original List Price Received*	98.5%	97.9%	- 0.6%	100.5%	95.2%	- 5.3%
New Listings	10	9	- 10.0%	26	14	- 46.2%

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

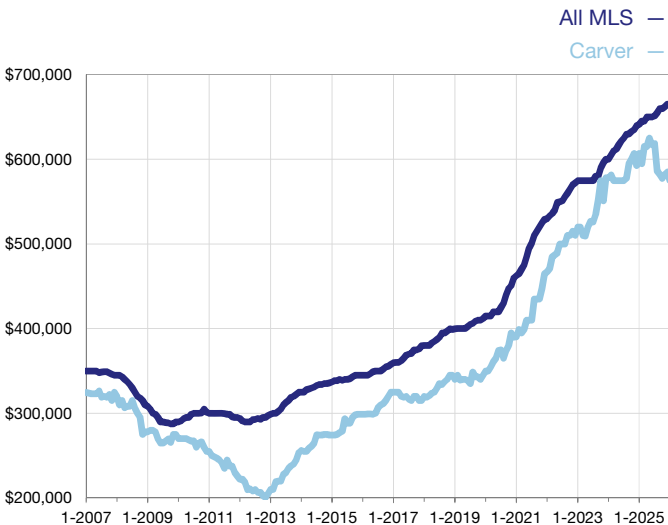
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	2	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$592,585	<b>\$0</b>	- 100.0%	\$499,900	<b>\$589,900</b>	+ 18.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	15	142	+ 846.7%
Percent of Original List Price Received*	101.4%	0.0%	- 100.0%	100.7%	91.5%	- 9.1%
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

