

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	11	+ 22.2%	29	22	- 24.1%
Closed Sales	9	2	- 77.8%	27	14	- 48.1%
Median Sales Price*	\$575,000	\$476,450	- 17.1%	\$620,000	\$503,750	- 18.8%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	40	16	- 60.0%	50	36	- 28.0%
Percent of Original List Price Received*	101.6%	103.3%	+ 1.7%	100.8%	96.4%	- 4.4%
New Listings	4	14	+ 250.0%	30	28	- 6.7%

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

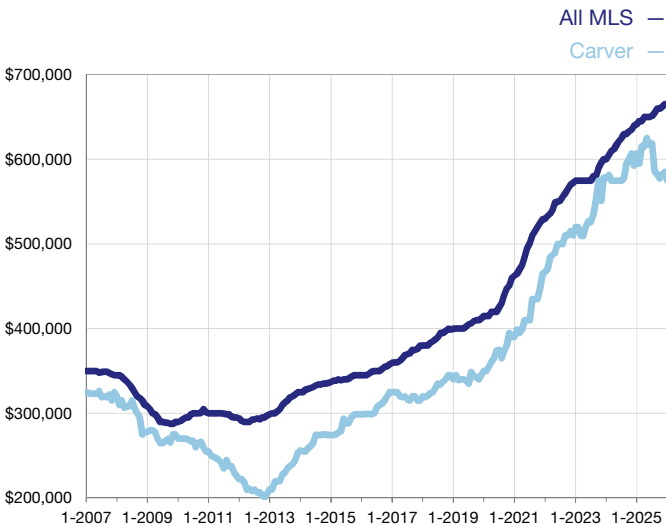
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$628,264	\$0	- 100.0%	\$564,082	\$589,900	+ 4.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	82	0	- 100.0%	26	142	+ 446.2%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.6%	91.5%	- 9.0%
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

