

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

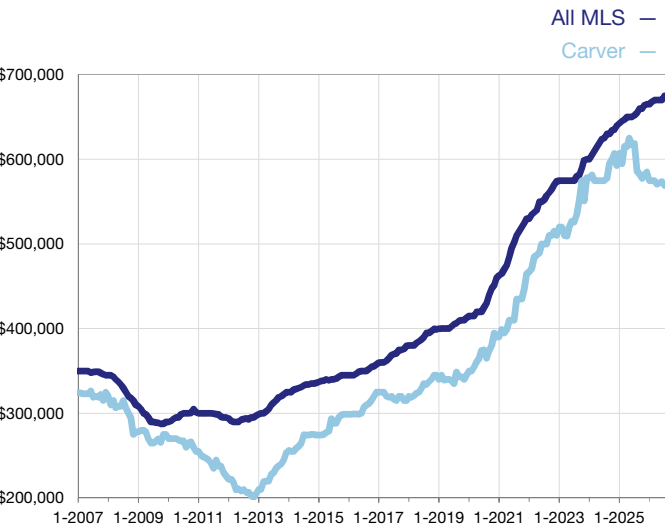
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	58	61	+ 5.2%
Closed Sales	12	11	- 8.3%	55	52	- 5.5%
Median Sales Price*	\$537,500	\$550,000	+ 2.3%	\$580,000	\$559,185	- 3.6%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	28	45	+ 60.7%	53	39	- 26.4%
Percent of Original List Price Received*	100.4%	101.0%	+ 0.6%	100.9%	99.1%	- 1.8%
New Listings	16	9	- 43.8%	76	74	- 2.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	8	5	- 37.5%
Closed Sales	2	0	- 100.0%	10	4	- 60.0%
Median Sales Price*	\$520,175	\$0	- 100.0%	\$589,132	\$519,950	- 11.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	31	0	- 100.0%	31	87	+ 180.6%
Percent of Original List Price Received*	100.3%	0.0%	- 100.0%	100.2%	95.9%	- 4.3%
New Listings	0	2	--	9	6	- 33.3%

* 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

