

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carver

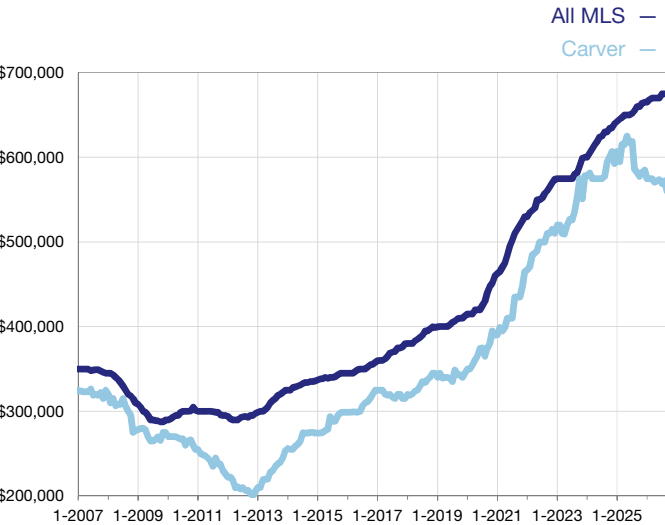
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	10	- 23.1%	71	68	- 4.2%
Closed Sales	5	3	- 40.0%	60	55	- 8.3%
Median Sales Price*	\$630,000	\$545,400	- 13.4%	\$582,500	\$558,000	- 4.2%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	50	38	- 24.0%
Percent of Original List Price Received*	96.1%	102.9%	+ 7.1%	100.5%	99.3%	- 1.2%
New Listings	13	13	0.0%	89	87	- 2.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	2	--	8	5	- 37.5%
Closed Sales	2	1	- 50.0%	12	5	- 58.3%
Median Sales Price*	\$499,950	\$525,000	+ 5.0%	\$589,132	\$525,000	- 10.9%
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	35	103	+ 194.3%	32	90	+ 181.3%
Percent of Original List Price Received*	100.0%	87.5%	- 12.5%	100.2%	94.2%	- 6.0%
New Listings	0	0	--	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

