Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Carver

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**11**	+ 22.2%	80	**76**	- 5.0%
Closed Sales	17	**7**	- 58.8%	77	**64**	- 16.9%
Median Sales Price*	$575,000	**$700,000**	+ 21.7%	$580,000	**$560,185**	- 3.4%
Inventory of Homes for Sale	15	**25**	+ 66.7%	--	--	--
Months Supply of Inventory	1.9	**3.5**	+ 84.2%	--	--	--
Cumulative Days on Market Until Sale	25	**41**	+ 64.0%	45	**39**	- 13.3%
Percent of Original List Price Received*	99.8%	**97.9%**	- 1.9%	100.4%	**98.9%**	- 1.5%
New Listings	9	**14**	+ 55.6%	98	**100**	+ 2.0%

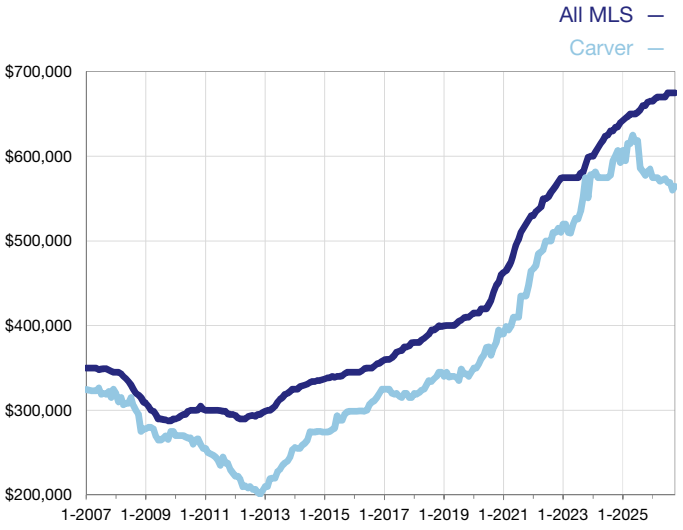
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

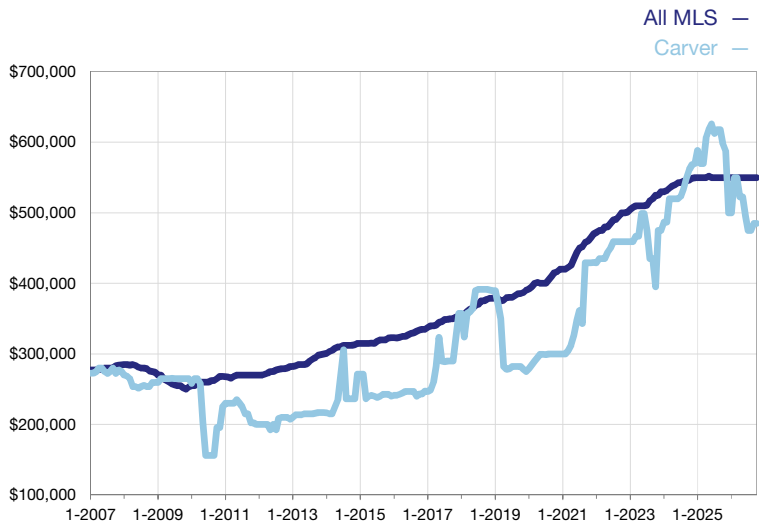
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**1**	- 75.0%	12	**7**	- 41.7%
Closed Sales	0	**2**	--	12	**7**	- 41.7%
Median Sales Price*	$0	**$550,750**	--	$589,132	**$525,000**	- 10.9%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	0.5	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**33**	--	32	**74**	+ 131.3%
Percent of Original List Price Received*	0.0%	**100.6%**	--	100.2%	**96.0%**	- 4.2%
New Listings	4	**0**	- 100.0%	13	**7**	- 46.2%

* 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



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