

Rolling 12 Months

- 23.3%

- 66.7%

+ 15.2%

Change in **New Listings**

October

32

3.6

-13.5%

-5.3%

Change in Closed Sales

Change in Median Sales Price

Carver

Inventory of Homes for Sale

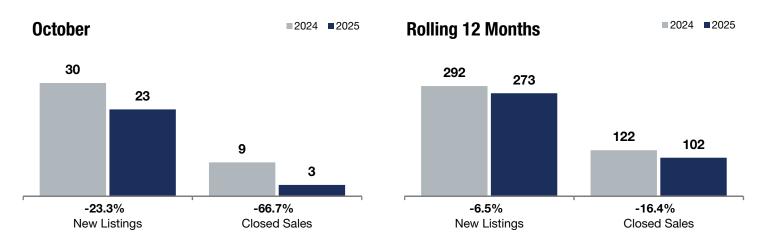
Months Supply of Inventory

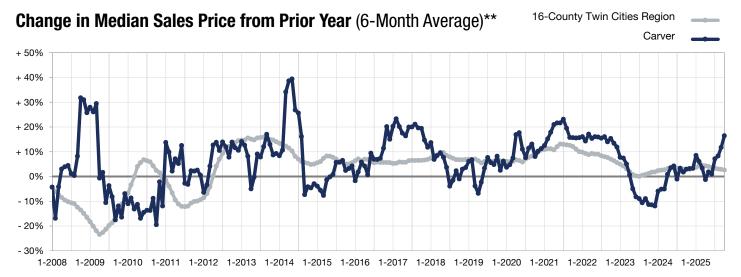
	2024	2025	+/-	2024	2025	+/-
New Listings	30	23	-23.3%	292	273	-6.5%
Closed Sales	9	3	-66.7%	122	102	-16.4%
Median Sales Price*	\$499,990	\$575,900	+ 15.2%	\$499,450	\$502,250	+ 0.6%
Average Sales Price*	\$522,820	\$541,527	+ 3.6%	\$493,278	\$510,084	+ 3.4%
Price Per Square Foot*	\$185	\$233	+ 25.7%	\$198	\$200	+ 0.7%
Percent of Original List Price Received*	94.9%	100.4%	+ 5.8%	96.3%	98.0%	+ 1.8%
Days on Market Until Sale	44	37	-15.9%	46	35	-23.9%

37

3.8

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





^{**} Each dot represents the change in median sales price from the prior year using a 6-month weighted average.

This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.