Local Market Update – November 2017

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

Harvard

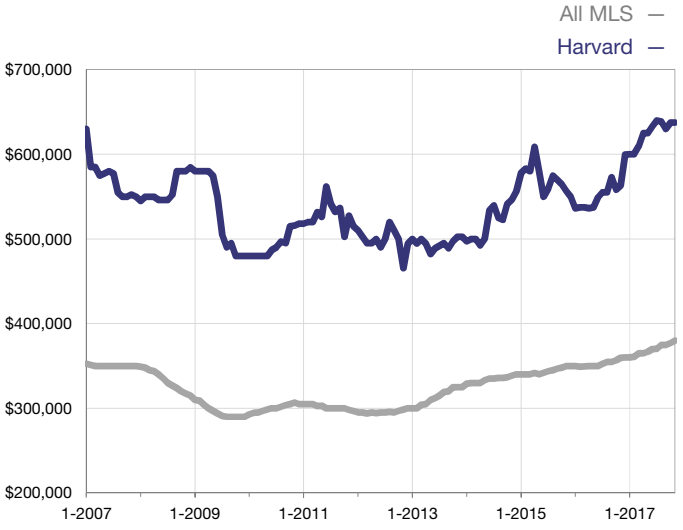
Single-Family Properties	November			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	3	**8**	+ 166.7%	63	**61**	- 3.2%
Closed Sales	4	**4**	0.0%	60	**55**	- 8.3%
Median Sales Price*	$634,459	**$692,500**	+ 9.1%	$585,450	**$637,500**	+ 8.9%
Inventory of Homes for Sale	41	**26**	- 36.6%	--	--	--
Months Supply of Inventory	7.5	**4.5**	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	185	**90**	- 51.4%	120	**127**	+ 5.8%
Percent of Original List Price Received*	94.2%	**99.9%**	+ 6.1%	94.5%	**96.3%**	+ 1.9%
New Listings	10	**7**	- 30.0%	109	**91**	- 16.5%

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

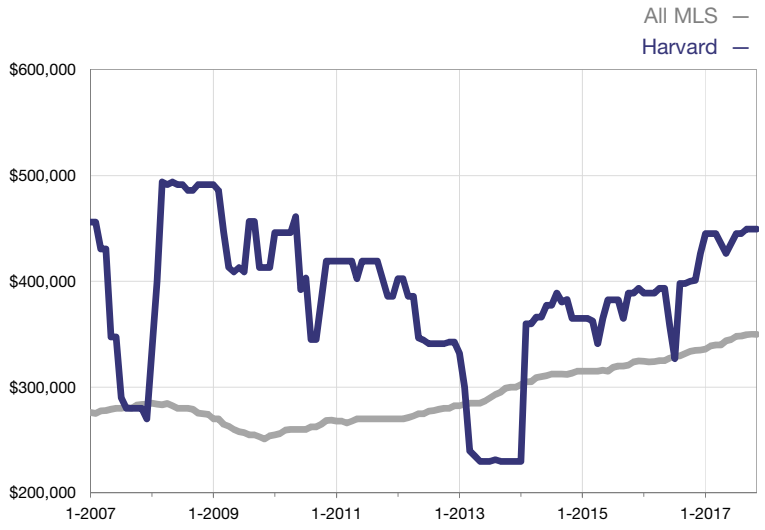
Condominium Properties	November			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	1	**0**	- 100.0%	16	**3**	- 81.3%
Closed Sales	0	**0**	--	13	**2**	- 84.6%
Median Sales Price*	$0	**$0**	--	$400,000	**$462,500**	+ 15.6%
Inventory of Homes for Sale	1	**5**	+ 400.0%	--	--	--
Months Supply of Inventory	0.6	**3.8**	+ 533.3%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	204	**54**	- 73.5%
Percent of Original List Price Received*	0.0%	**0.0%**	--	93.3%	**98.2%**	+ 5.3%
New Listings	0	**1**	--	17	**10**	- 41.2%

* 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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