

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	89	60	- 32.6%
Closed Sales	4	7	+ 75.0%	86	63	- 26.7%
Median Sales Price*	\$774,500	\$875,000	+ 13.0%	\$805,500	\$920,000	+ 14.2%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	76	56	- 26.3%	49	38	- 22.4%
Percent of Original List Price Received*	102.2%	93.3%	- 8.7%	104.1%	102.0%	- 2.0%
New Listings	1	0	- 100.0%	91	71	- 22.0%

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

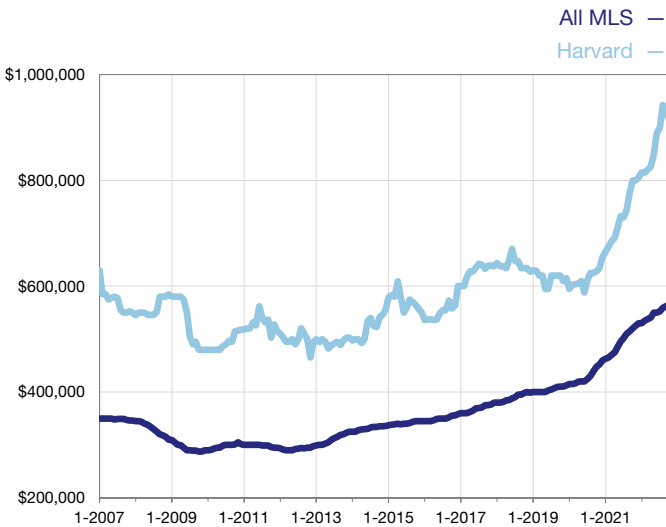
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	25	12	- 52.0%
Closed Sales	1	0	- 100.0%	13	18	+ 38.5%
Median Sales Price*	\$490,000	\$0	- 100.0%	\$508,100	\$619,741	+ 22.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.8	3.5	+ 94.4%	--	--	--
Cumulative Days on Market Until Sale	204	0	- 100.0%	73	18	- 75.3%
Percent of Original List Price Received*	93.3%	0.0%	- 100.0%	100.3%	104.1%	+ 3.8%
New Listings	1	2	+ 100.0%	35	19	- 45.7%

* 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

