

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harvard

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$742,000	<b>\$1,150,000</b>	+ 55.0%	\$742,000	<b>\$1,150,000</b>	+ 55.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	60	+ 130.8%	26	60	+ 130.8%
Percent of Original List Price Received*	102.0%	95.8%	- 6.1%	102.0%	95.8%	- 6.1%
New Listings	0	0	--	0	0	--

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

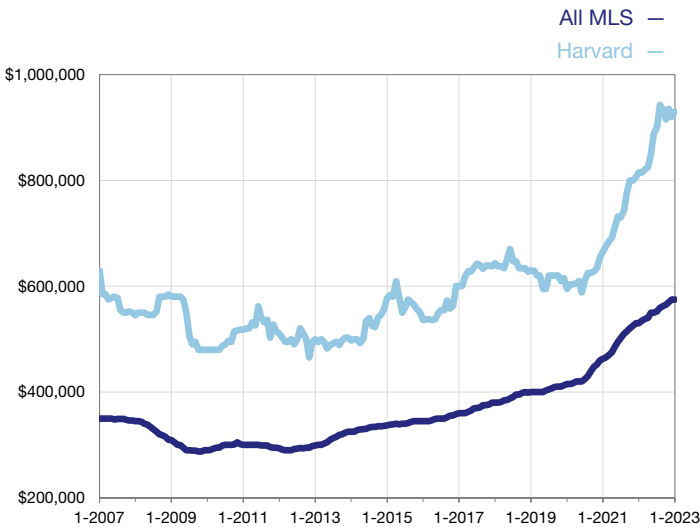
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$599,900	<b>\$708,366</b>	+ 18.1%	\$599,900	<b>\$708,366</b>	+ 18.1%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	12	14	+ 16.7%	12	14	+ 16.7%
Percent of Original List Price Received*	100.0%	107.3%	+ 7.3%	100.0%	107.3%	+ 7.3%
New Listings	2	1	- 50.0%	2	1	- 50.0%

\* 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

