

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	1	3	+ 200.0%
Closed Sales	0	2	--	6	5	- 16.7%
Median Sales Price*	\$0	\$1,131,250	--	\$742,000	\$1,150,000	+ 55.0%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	0	80	--	26	68	+ 161.5%
Percent of Original List Price Received*	0.0%	87.2%	--	102.0%	92.4%	- 9.4%
New Listings	5	4	- 20.0%	5	4	- 20.0%

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

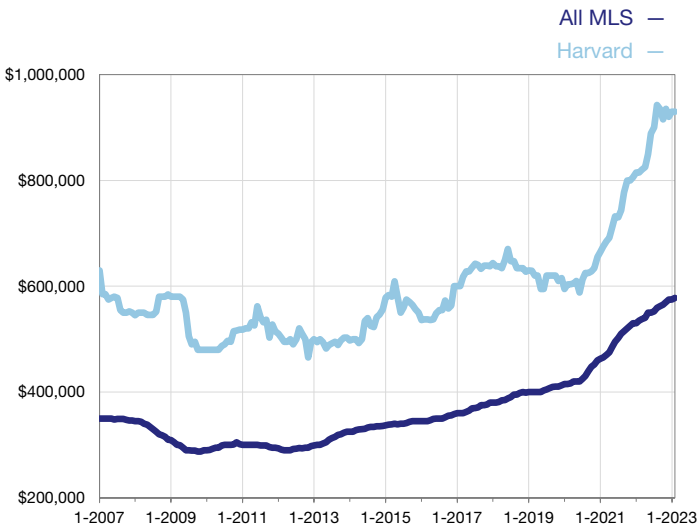
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	2	3	+ 50.0%
Closed Sales	1	2	+ 100.0%	2	5	+ 150.0%
Median Sales Price*	\$625,000	\$746,294	+ 19.4%	\$612,450	\$724,904	+ 18.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	20	107	+ 435.0%	16	51	+ 218.8%
Percent of Original List Price Received*	113.8%	109.8%	- 3.5%	106.9%	108.3%	+ 1.3%
New Listings	4	1	- 75.0%	7	2	- 71.4%

* 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

