

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	8	5	- 37.5%	73	67	- 8.2%
Closed Sales	4	4	0.0%	70	60	- 14.3%
Median Sales Price*	\$443,850	\$634,459	+ 42.9%	\$556,500	\$585,450	+ 5.2%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	6.0	6.2	+ 3.3%	--	--	--
Cumulative Days on Market Until Sale	100	185	+ 85.0%	87	120	+ 37.9%
Percent of Original List Price Received*	91.6%	94.2%	+ 2.8%	94.1%	94.5%	+ 0.4%
New Listings	11	10	- 9.1%	126	109	- 13.5%

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

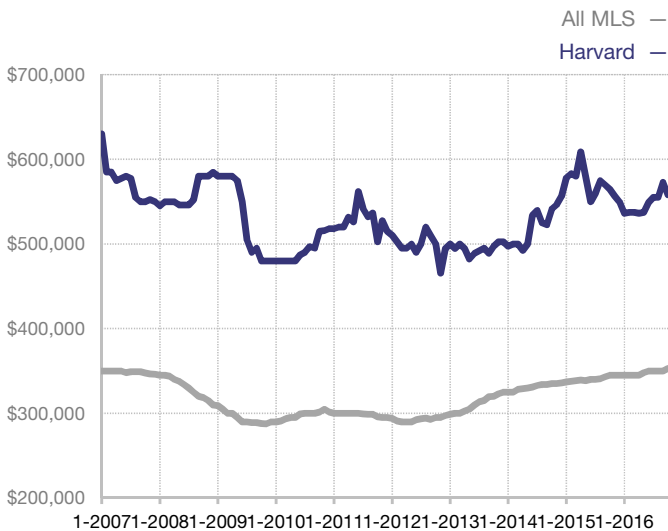
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	1	0	- 100.0%	7	17	+ 142.9%
Closed Sales	1	0	- 100.0%	7	14	+ 100.0%
Median Sales Price*	\$327,000	\$0	- 100.0%	\$389,000	\$393,950	+ 1.3%
Inventory of Homes for Sale	11	0	- 100.0%	--	--	--
Months Supply of Inventory	9.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	242	0	- 100.0%	110	209	+ 90.0%
Percent of Original List Price Received*	79.8%	0.0%	- 100.0%	94.6%	94.7%	+ 0.1%
New Listings	1	0	- 100.0%	24	16	- 33.3%

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

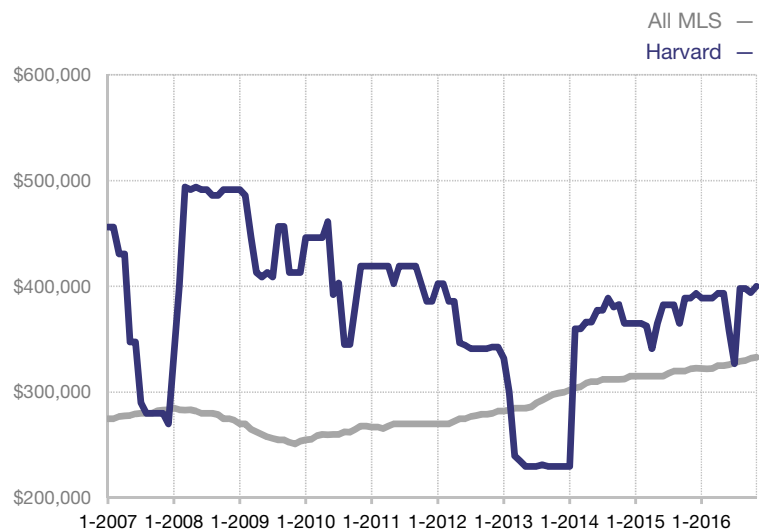
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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