

# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harvard

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	3	- 25.0%	74	46	- 37.8%
Closed Sales	13	3	- 76.9%	71	47	- 33.8%
Median Sales Price*	\$860,000	<b>\$900,000</b>	+ 4.7%	\$811,000	<b>\$950,000</b>	+ 17.1%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.9	3.2	+ 68.4%	--	--	--
Cumulative Days on Market Until Sale	37	59	+ 59.5%	43	35	- 18.6%
Percent of Original List Price Received*	102.3%	97.9%	- 4.3%	104.7%	104.4%	- 0.3%
New Listings	8	8	0.0%	81	64	- 21.0%

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

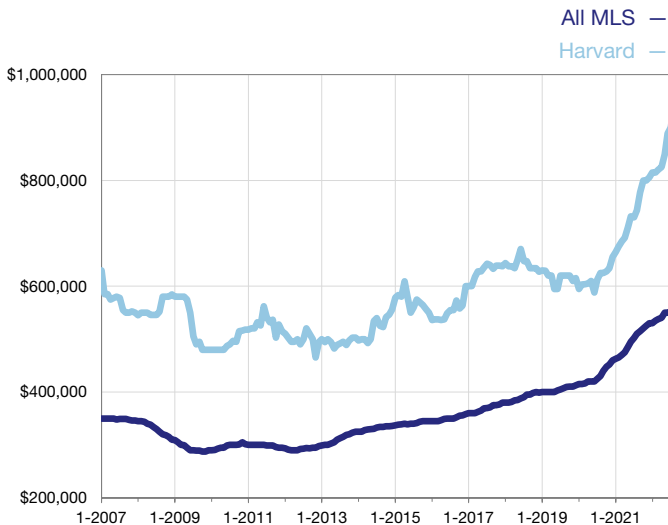
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	19	11	- 42.1%
Closed Sales	0	0	--	12	16	+ 33.3%
Median Sales Price*	\$0	<b>\$0</b>	--	\$509,050	<b>\$619,741</b>	+ 21.7%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	62	12	- 80.6%
Percent of Original List Price Received*	0.0%	0.0%	--	100.9%	106.3%	+ 5.4%
New Listings	0	0	--	31	16	- 48.4%

\* 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

