

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	9	+ 80.0%	86	60	- 30.2%
Closed Sales	7	3	- 57.1%	82	56	- 31.7%
Median Sales Price*	\$726,650	\$811,500	+ 11.7%	\$805,500	\$947,500	+ 17.6%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--
Cumulative Days on Market Until Sale	102	45	- 55.9%	48	35	- 27.1%
Percent of Original List Price Received*	99.7%	90.0%	- 9.7%	104.1%	103.0%	- 1.1%
New Listings	1	3	+ 200.0%	90	71	- 21.1%

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

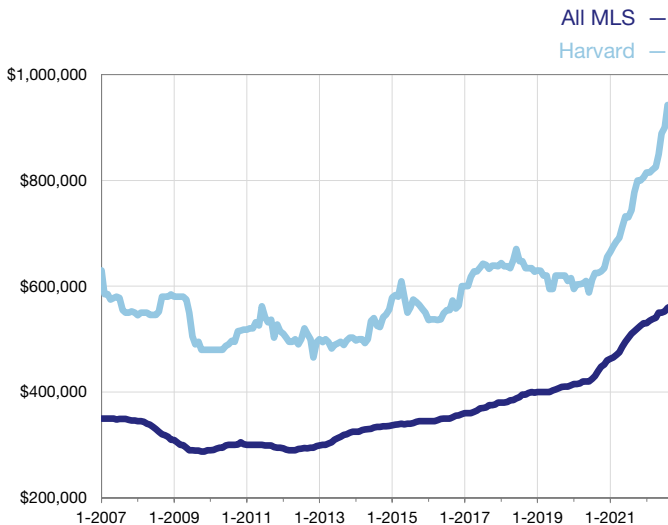
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	0	- 100.0%	23	11	- 52.2%
Closed Sales	0	1	--	12	18	+ 50.0%
Median Sales Price*	\$0	\$585,000	--	\$509,050	\$619,741	+ 21.7%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	83	--	62	18	- 71.0%
Percent of Original List Price Received*	0.0%	90.0%	--	100.9%	104.1%	+ 3.2%
New Listings	3	0	- 100.0%	34	17	- 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

