

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	10	+ 400.0%	8	13	+ 62.5%
Closed Sales	2	1	- 50.0%	10	6	- 40.0%
Median Sales Price*	\$1,228,500	\$730,000	- 40.6%	\$899,500	\$1,125,000	+ 25.1%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	33	59	+ 78.8%
Percent of Original List Price Received*	101.0%	94.9%	- 6.0%	100.0%	92.8%	- 7.2%
New Listings	11	7	- 36.4%	19	16	- 15.8%

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

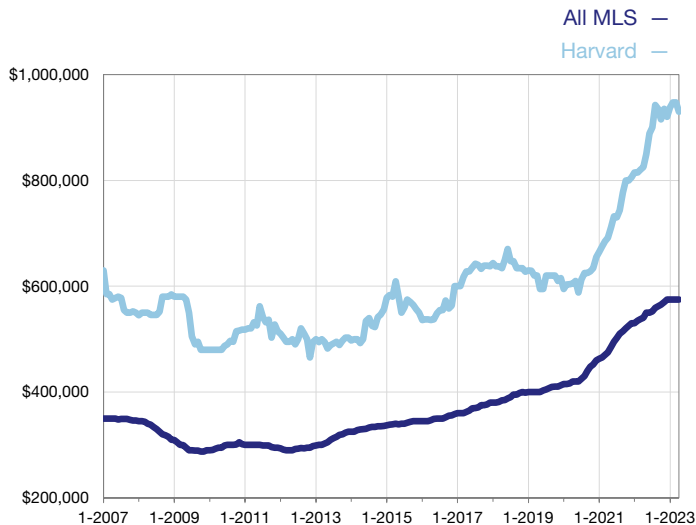
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	4	8	+ 100.0%
Median Sales Price*	\$703,000	\$0	- 100.0%	\$612,450	\$717,625	+ 17.2%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	4.3	3.8	- 11.6%	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	16	134	+ 737.5%
Percent of Original List Price Received*	108.2%	0.0%	- 100.0%	105.5%	105.3%	- 0.2%
New Listings	6	3	- 50.0%	14	6	- 57.1%

* 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

