

# Local Market Update – May 2023

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## Harvard

### Single-Family Properties

| Key Metrics                              | May       |                  |         | Year to Date |                    |         |
|--|-----------|------------------|---------|--------------|--------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023               | + / -   |
| Pending Sales                            | 15        | 9                | - 40.0% | 22           | 20                 | - 9.1%  |
| Closed Sales                             | 3         | 5                | + 66.7% | 13           | 11                 | - 15.4% |
| Median Sales Price*                      | \$950,000 | <b>\$918,750</b> | - 3.3%  | \$950,000    | <b>\$1,025,000</b> | + 7.9%  |
| Inventory of Homes for Sale              | 10        | 12               | + 20.0% | --           | --                 | --      |
| Months Supply of Inventory               | 1.5       | 2.5              | + 66.7% | --           | --                 | --      |
| Cumulative Days on Market Until Sale     | 82        | 31               | - 62.2% | 44           | 46                 | + 4.5%  |
| Percent of Original List Price Received* | 113.4%    | <b>102.8%</b>    | - 9.3%  | 103.1%       | <b>97.3%</b>       | - 5.6%  |
| New Listings                             | 12        | 12               | 0.0%    | 30           | 28                 | - 6.7%  |

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

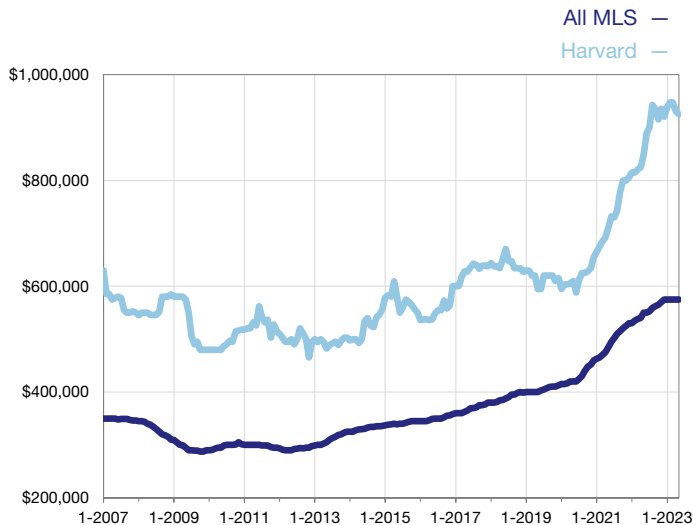
### Condominium Properties

| Key Metrics                              | May       |                  |            | Year to Date |                  |            |
|--|-----------|------------------|------------|--------------|------------------|------------|
|  | 2022      | 2023             | + / -      | 2022         | 2023             | + / -      |
| Pending Sales                            | 2         | 2                | 0.0%       | 9            | 6                | - 33.3%    |
| Closed Sales                             | 8         | 4                | - 50.0%    | 12           | 12               | 0.0%       |
| Median Sales Price*                      | \$612,907 | <b>\$548,400</b> | - 10.5%    | \$612,907    | <b>\$705,515</b> | + 15.1%    |
| Inventory of Homes for Sale              | 5         | 3                | - 40.0%    | --           | --               | --         |
| Months Supply of Inventory               | 2.5       | 2.3              | - 8.0%     | --           | --               | --         |
| Cumulative Days on Market Until Sale     | 8         | 143              | + 1,687.5% | 11           | 137              | + 1,145.5% |
| Percent of Original List Price Received* | 104.5%    | <b>100.5%</b>    | - 3.8%     | 104.9%       | <b>103.7%</b>    | - 1.1%     |
| New Listings                             | 0         | 0                | --         | 13           | 6                | - 53.8%    |

\* 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

