

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	29	24	- 17.2%
Closed Sales	13	11	- 15.4%	26	22	- 15.4%
Median Sales Price*	\$1,100,000	\$930,000	- 15.5%	\$1,007,188	\$977,500	- 2.9%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--
Cumulative Days on Market Until Sale	19	27	+ 42.1%	32	36	+ 12.5%
Percent of Original List Price Received*	109.4%	103.1%	- 5.8%	106.2%	100.2%	- 5.6%
New Listings	7	6	- 14.3%	37	34	- 8.1%

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

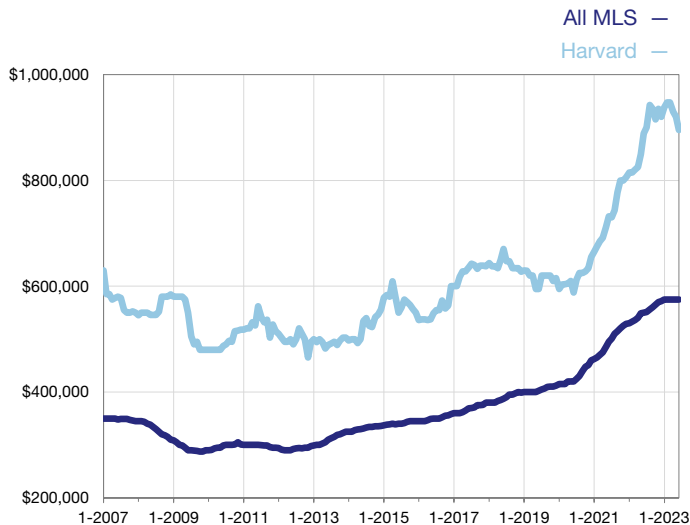
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	9	7	- 22.2%
Closed Sales	3	3	0.0%	15	15	0.0%
Median Sales Price*	\$665,000	\$687,450	+ 3.4%	\$620,000	\$702,664	+ 13.3%
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	13	72	+ 453.8%	11	124	+ 1,027.3%
Percent of Original List Price Received*	113.4%	94.4%	- 16.8%	106.6%	101.9%	- 4.4%
New Listings	0	3	--	13	9	- 30.8%

* 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

