

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	34	31	- 8.8%
Closed Sales	10	8	- 20.0%	36	30	- 16.7%
Median Sales Price*	\$925,500	\$920,000	- 0.6%	\$1,000,000	\$940,000	- 6.0%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	48	43	- 10.4%	36	38	+ 5.6%
Percent of Original List Price Received*	103.4%	91.7%	- 11.3%	105.4%	97.9%	- 7.1%
New Listings	8	3	- 62.5%	45	37	- 17.8%

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

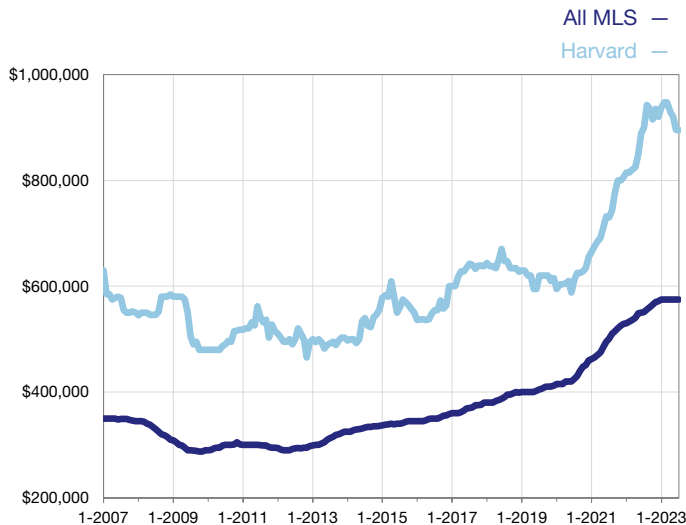
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	9	9	0.0%
Closed Sales	1	0	- 100.0%	16	15	- 6.3%
Median Sales Price*	\$595,000	\$0	- 100.0%	\$619,741	\$702,664	+ 13.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	12	124	+ 933.3%
Percent of Original List Price Received*	101.7%	0.0%	- 100.0%	106.3%	101.9%	- 4.1%
New Listings	1	2	+ 100.0%	14	11	- 21.4%

* 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

