

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harvard

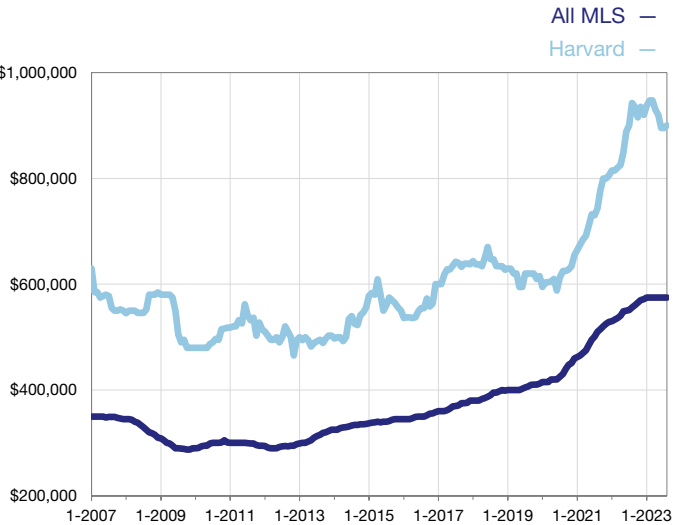
Single-Family Properties	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	7	1	- 85.7%	41	31	- 24.4%
Closed Sales	8	3	- 62.5%	44	33	- 25.0%
Median Sales Price*	\$849,000	\$1,049,500	+ 23.6%	\$973,500	\$950,000	- 2.4%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	22	87	+ 295.5%	34	43	+ 26.5%
Percent of Original List Price Received*	102.0%	97.1%	- 4.8%	104.8%	97.8%	- 6.7%
New Listings	10	2	- 80.0%	55	39	- 29.1%

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

Condominium Properties	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	0	0	--	9	9	0.0%
Closed Sales	0	1	--	16	16	0.0%
Median Sales Price*	\$0	\$565,000	--	\$619,741	\$695,057	+ 12.2%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	3.3	1.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	0	16	--	12	117	+ 875.0%
Percent of Original List Price Received*	0.0%	99.1%	--	106.3%	101.7%	- 4.3%
New Listings	1	1	0.0%	15	11	- 26.7%

\* 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

