

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

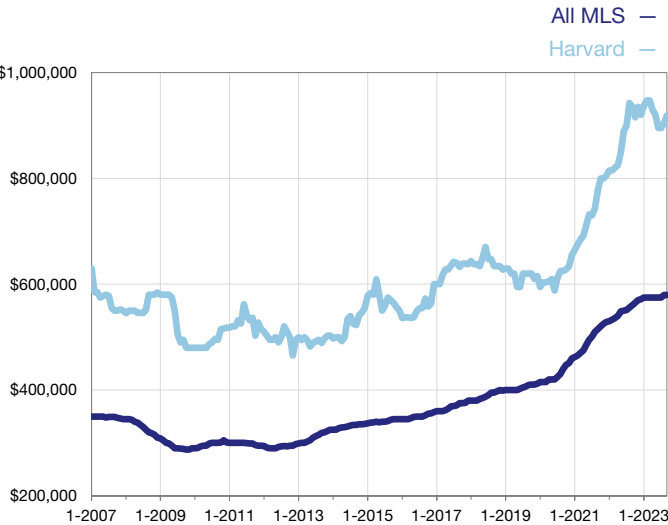
Single-Family Properties	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	43	33	- 23.3%
Closed Sales	3	2	- 33.3%	47	35	- 25.5%
Median Sales Price*	\$900,000	\$1,255,000	+ 39.4%	\$950,000	\$960,000	+ 1.1%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	3.8	2.7	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	59	22	- 62.7%	35	41	+ 17.1%
Percent of Original List Price Received*	97.9%	101.7%	+ 3.9%	104.4%	98.1%	- 6.0%
New Listings	8	6	- 25.0%	63	45	- 28.6%

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

Condominium Properties	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	10	10	0.0%
Closed Sales	0	1	--	16	17	+ 6.3%
Median Sales Price*	\$0	\$649,000	--	\$619,741	\$687,450	+ 10.9%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.0	1.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	11	--	12	111	+ 825.0%
Percent of Original List Price Received*	0.0%	100.0%	--	106.3%	101.6%	- 4.4%
New Listings	0	0	--	15	12	- 20.0%

* 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

