

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	49	37	- 24.5%
Closed Sales	6	1	- 83.3%	53	36	- 32.1%
Median Sales Price*	\$809,000	\$1,811,000	+ 123.9%	\$950,000	\$964,500	+ 1.5%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	31	19	- 38.7%	35	41	+ 17.1%
Percent of Original List Price Received*	99.1%	106.5%	+ 7.5%	103.8%	98.3%	- 5.3%
New Listings	3	4	+ 33.3%	66	47	- 28.8%

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

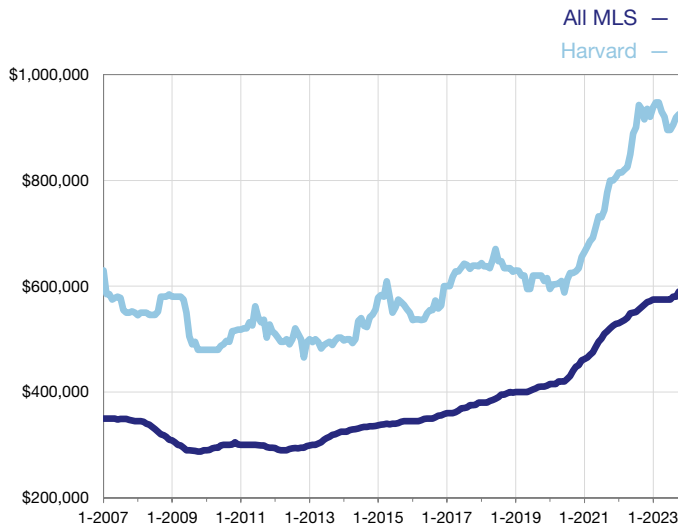
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	11	11	0.0%
Closed Sales	1	0	- 100.0%	17	17	0.0%
Median Sales Price*	\$630,000	\$0	- 100.0%	\$620,000	\$687,450	+ 10.9%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	47	0	- 100.0%	14	111	+ 692.9%
Percent of Original List Price Received*	84.0%	0.0%	- 100.0%	105.0%	101.6%	- 3.2%
New Listings	1	0	- 100.0%	16	12	- 25.0%

* 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

