# Harvard

## Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2022 | 2023 | + / – | 2022 | 2023 | + / – |
| Pending Sales | 9 | 4 | - 55.6% | 58 | 41 | - 29.3% |
| Closed Sales | 3 | 6 | + 100.0% | 56 | 42 | - 25.0% |
| Median Sales Price* | $811,500 | $988,750 | + 21.8% | $947,500 | $964,500 | + 1.8% |
| Inventory of Homes for Sale | 10 | 7 | - 30.0% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 1.8 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 45 | 71 | + 57.8% | 35 | 45 | + 28.6% |
| Percent of Original List Price Received* | 90.0% | 94.5% | + 5.0% | 103.0% | 97.8% | - 5.0% |
| New Listings | 3 | 3 | 0.0% | 69 | 50 | - 27.5% |

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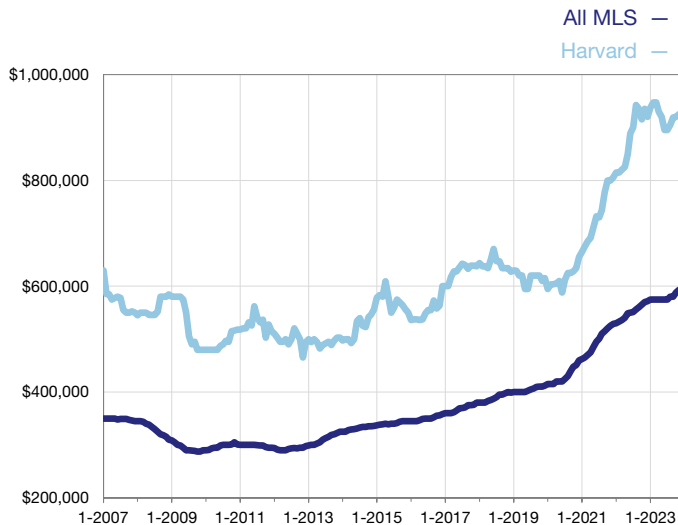
## Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2022 | 2023 | + / – | 2022 | 2023 | + / – |
| Pending Sales | 0 | 0 | -- | 11 | 11 | 0.0% |
| Closed Sales | 1 | 1 | 0.0% | 18 | 18 | 0.0% |
| Median Sales Price* | $585,000 | $620,000 | + 6.0% | $619,741 | $680,725 | + 9.8% |
| Inventory of Homes for Sale | 5 | 1 | - 80.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 0.6 | - 77.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 83 | 63 | - 24.1% | 18 | 108 | + 500.0% |
| Percent of Original List Price Received* | 90.0% | 93.2% | + 3.6% | 104.1% | 101.1% | - 2.9% |
| New Listings | 0 | 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

All MLS —
Harvard —



## Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

All MLS —
Harvard —



**MASSACHUSETTS** ASSOCIATION OF REALTORS®