

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	59	45	- 23.7%
Closed Sales	7	4	- 42.9%	63	46	- 27.0%
Median Sales Price*	\$875,000	\$961,000	+ 9.8%	\$920,000	\$964,500	+ 4.8%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	56	78	+ 39.3%	38	48	+ 26.3%
Percent of Original List Price Received*	93.3%	96.6%	+ 3.5%	102.0%	97.7%	- 4.2%
New Listings	0	1	--	69	51	- 26.1%

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

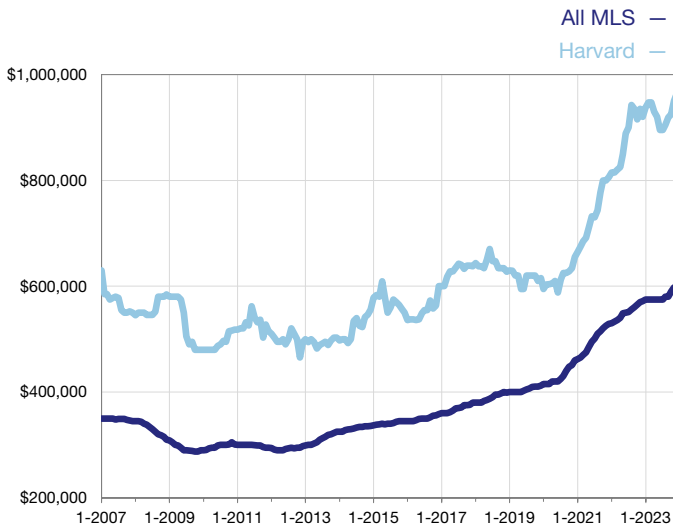
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	11	10	- 9.1%
Closed Sales	0	0	--	18	18	0.0%
Median Sales Price*	\$0	\$0	--	\$619,741	\$680,725	+ 9.8%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	3.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	108	+ 500.0%
Percent of Original List Price Received*	0.0%	0.0%	--	104.1%	101.1%	- 2.9%
New Listings	1	0	- 100.0%	17	12	- 29.4%

* 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

