

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

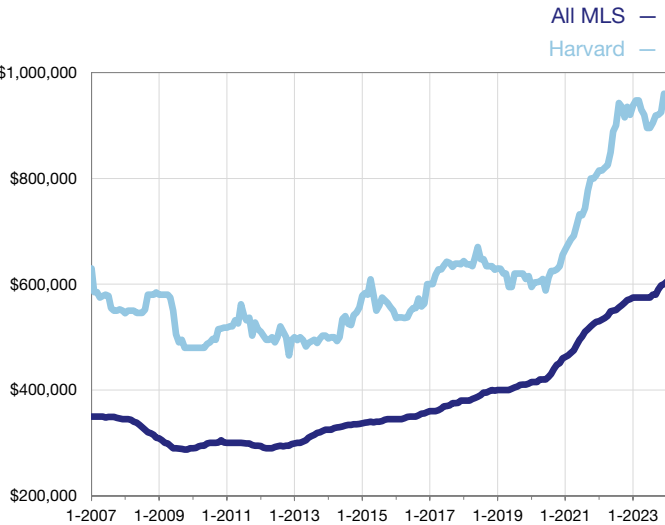
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$1,150,000	\$1,530,000	+ 33.0%	\$1,150,000	\$1,530,000	+ 33.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	60	196	+ 226.7%	60	196	+ 226.7%
Percent of Original List Price Received*	95.8%	92.3%	- 3.7%	95.8%	92.3%	- 3.7%
New Listings	0	2	--	0	2	--

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$708,366	\$0	- 100.0%	\$708,366	\$0	- 100.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.9	0.7	- 75.9%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	14	0	- 100.0%
Percent of Original List Price Received*	107.3%	0.0%	- 100.0%	107.3%	0.0%	- 100.0%
New Listings	1	1	0.0%	1	1	0.0%

* 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

