

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

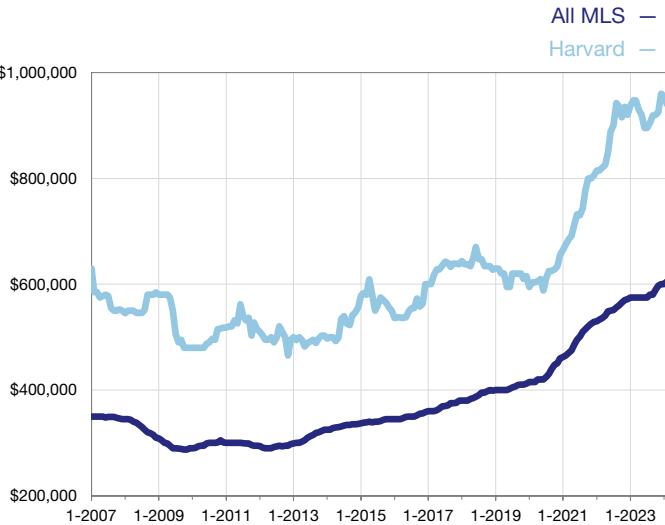
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	2	6	+ 200.0%
Closed Sales	2	1	- 50.0%	5	4	- 20.0%
Median Sales Price*	\$1,131,250	\$1,055,000	- 6.7%	\$1,150,000	\$1,452,500	+ 26.3%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	80	180	+ 125.0%	68	192	+ 182.4%
Percent of Original List Price Received*	87.2%	91.3%	+ 4.7%	92.4%	92.1%	- 0.3%
New Listings	4	2	- 50.0%	4	4	0.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	2	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$746,294	\$0	- 100.0%	\$724,904	\$0	- 100.0%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	107	0	- 100.0%	51	0	- 100.0%
Percent of Original List Price Received*	109.8%	0.0%	- 100.0%	108.3%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	2	1	- 50.0%

* 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

