

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harvard

### Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	6	--	30	30	0.0%
Closed Sales	3	6	+ 100.0%	33	28	- 15.2%
Median Sales Price*	\$1,049,500	<b>\$957,500</b>	- 8.8%	\$950,000	<b>\$1,040,000</b>	+ 9.5%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	2.5	3.8	+ 52.0%	--	--	--
Cumulative Days on Market Until Sale	87	46	- 47.1%	43	76	+ 76.7%
Percent of Original List Price Received*	97.1%	90.9%	- 6.4%	97.8%	95.3%	- 2.6%
New Listings	2	5	+ 150.0%	38	41	+ 7.9%

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

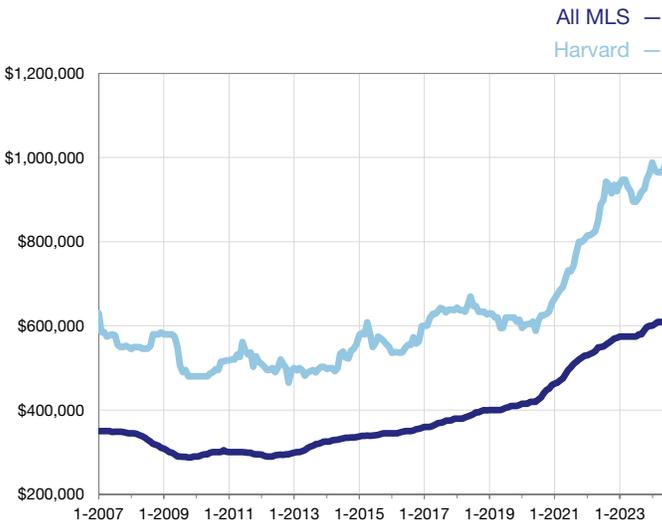
### Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	9	0	- 100.0%
Closed Sales	1	0	- 100.0%	16	0	- 100.0%
Median Sales Price*	\$565,000	<b>\$0</b>	- 100.0%	\$695,057	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	117	0	- 100.0%
Percent of Original List Price Received*	99.1%	0.0%	- 100.0%	101.7%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	12	1	- 91.7%

\* 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

