

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

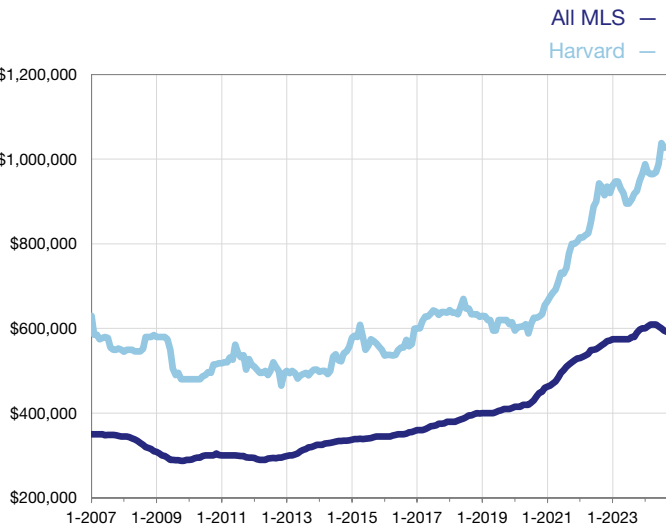
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	33	34	+ 3.0%
Closed Sales	2	4	+ 100.0%	35	32	- 8.6%
Median Sales Price*	\$1,255,000	\$800,000	- 36.3%	\$960,000	\$995,000	+ 3.6%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	2.7	4.0	+ 48.1%	--	--	--
Cumulative Days on Market Until Sale	22	93	+ 322.7%	41	78	+ 90.2%
Percent of Original List Price Received*	101.7%	89.4%	- 12.1%	98.1%	94.6%	- 3.6%
New Listings	5	8	+ 60.0%	43	47	+ 9.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	9	0	- 100.0%
Closed Sales	1	0	- 100.0%	17	0	- 100.0%
Median Sales Price*	\$649,000	\$0	- 100.0%	\$687,450	\$0	- 100.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	111	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	101.6%	0.0%	- 100.0%
New Listings	0	3	--	12	4	- 66.7%

* 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

