

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harvard

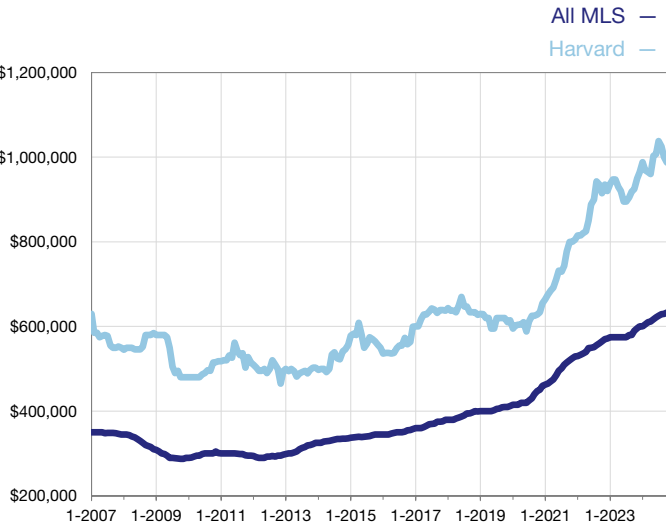
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	37	43	+ 16.2%
Closed Sales	1	4	+ 300.0%	36	36	0.0%
Median Sales Price*	\$1,811,000	\$780,000	- 56.9%	\$964,500	\$987,500	+ 2.4%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	41	72	+ 75.6%
Percent of Original List Price Received*	106.5%	100.9%	- 5.3%	98.3%	95.3%	- 3.1%
New Listings	4	6	+ 50.0%	47	54	+ 14.9%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	10	0	- 100.0%
Closed Sales	0	0	--	17	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$687,450	\$0	- 100.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	111	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.6%	0.0%	- 100.0%
New Listings	0	2	--	12	5	- 58.3%

\* 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

