

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

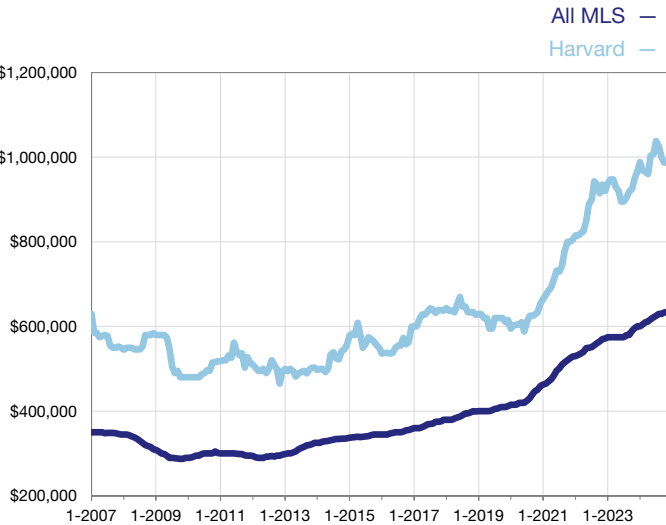
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	7	+ 75.0%	41	49	+ 19.5%
Closed Sales	6	7	+ 16.7%	42	43	+ 2.4%
Median Sales Price*	\$988,750	\$1,000,000	+ 1.1%	\$964,500	\$990,000	+ 2.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	71	83	+ 16.9%	45	74	+ 64.4%
Percent of Original List Price Received*	94.5%	94.9%	+ 0.4%	97.8%	95.2%	- 2.7%
New Listings	3	2	- 33.3%	50	57	+ 14.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	10	0	- 100.0%
Closed Sales	1	0	- 100.0%	18	0	- 100.0%
Median Sales Price*	\$620,000	\$0	- 100.0%	\$680,725	\$0	- 100.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	63	0	- 100.0%	108	0	- 100.0%
Percent of Original List Price Received*	93.2%	0.0%	- 100.0%	101.1%	0.0%	- 100.0%
New Listings	0	2	--	12	7	- 41.7%

* 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

