

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harvard

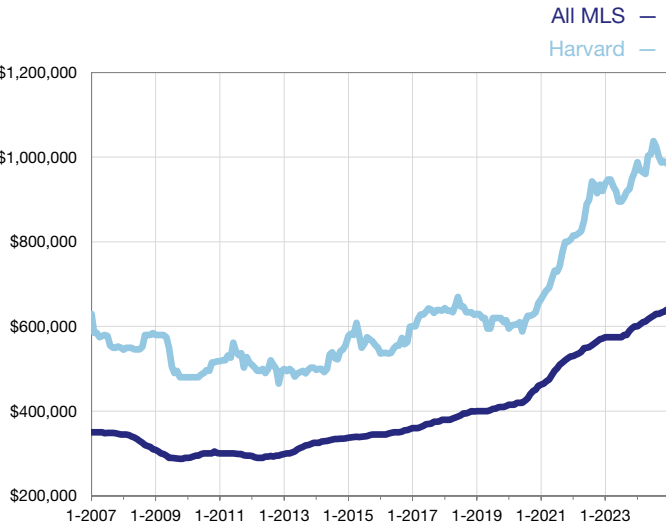
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	44	50	+ 13.6%
Closed Sales	4	6	+ 50.0%	46	49	+ 6.5%
Median Sales Price*	\$961,000	\$910,000	- 5.3%	\$964,500	\$985,000	+ 2.1%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	78	68	- 12.8%	48	73	+ 52.1%
Percent of Original List Price Received*	96.6%	97.3%	+ 0.7%	97.7%	95.5%	- 2.3%
New Listings	1	0	- 100.0%	51	57	+ 11.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	10	0	- 100.0%
Closed Sales	0	0	--	18	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$680,725	\$0	- 100.0%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	108	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.1%	0.0%	- 100.0%
New Listings	0	0	--	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

