

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	12	+ 100.0%	18	21	+ 16.7%
Closed Sales	7	1	- 85.7%	14	12	- 14.3%
Median Sales Price*	\$614,000	\$834,000	+ 35.8%	\$515,000	\$759,250	+ 47.4%
Inventory of Homes for Sale	28	8	- 71.4%	--	--	--
Months Supply of Inventory	4.7	1.1	- 76.6%	--	--	--
Cumulative Days on Market Until Sale	60	6	- 90.0%	77	73	- 5.2%
Percent of Original List Price Received*	96.5%	109.9%	+ 13.9%	93.7%	99.0%	+ 5.7%
New Listings	11	8	- 27.3%	31	18	- 41.9%

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

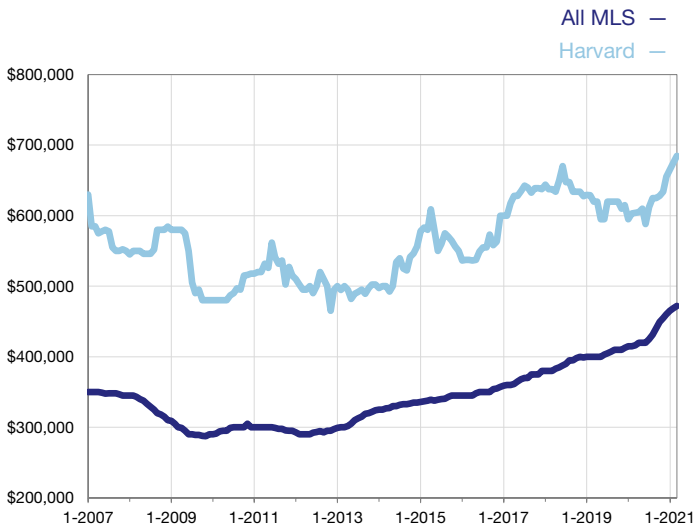
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	2	3	+ 50.0%
Closed Sales	1	1	0.0%	3	4	+ 33.3%
Median Sales Price*	\$423,000	\$510,000	+ 20.6%	\$423,000	\$500,000	+ 18.2%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	3.0	6.4	+ 113.3%	--	--	--
Cumulative Days on Market Until Sale	154	6	- 96.1%	198	78	- 60.6%
Percent of Original List Price Received*	96.2%	105.2%	+ 9.4%	98.4%	102.6%	+ 4.3%
New Listings	0	8	--	1	11	+ 1,000.0%

* 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

