

Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	3	- 40.0%	96	93	- 3.1%
Closed Sales	10	5	- 50.0%	91	87	- 4.4%
Median Sales Price*	\$734,975	\$699,000	- 4.9%	\$655,000	\$800,000	+ 22.1%
Inventory of Homes for Sale	15	1	- 93.3%	--	--	--
Months Supply of Inventory	2.0	0.1	- 95.0%	--	--	--
Cumulative Days on Market Until Sale	72	104	+ 44.4%	85	51	- 40.0%
Percent of Original List Price Received*	90.7%	100.4%	+ 10.7%	96.1%	103.9%	+ 8.1%
New Listings	3	1	- 66.7%	113	92	- 18.6%

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

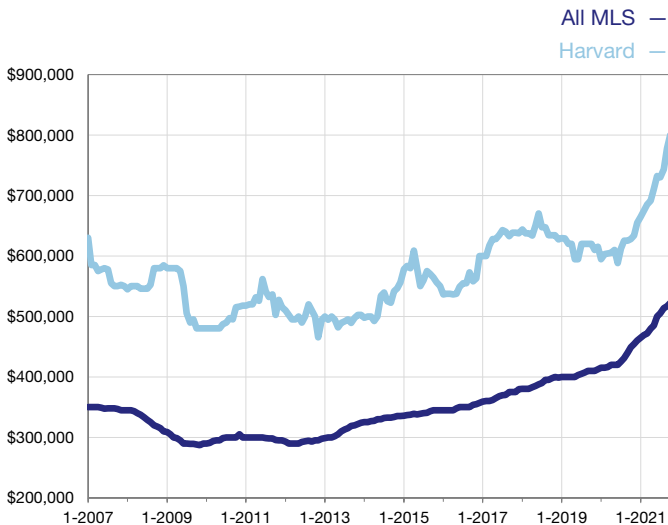
Condominium Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	2	- 50.0%	15	23	+ 53.3%
Closed Sales	3	1	- 66.7%	10	13	+ 30.0%
Median Sales Price*	\$525,000	\$490,000	- 6.7%	\$502,500	\$508,100	+ 1.1%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	114	204	+ 78.9%	114	73	- 36.0%
Percent of Original List Price Received*	97.0%	93.3%	- 3.8%	97.4%	100.3%	+ 3.0%
New Listings	2	1	- 50.0%	21	31	+ 47.6%

* 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

