Harvard

Single-Family Properties

Key Metrics	July 2018	July 2019	July + / −	Year to Date 2018	Year to Date 2019	Year to Date + / −
Pending Sales	4	5	+ 25.0%	40	46	+ 15.0%
Closed Sales	12	12	0.0%	42	39	- 7.1%
Median Sales Price*	$592,500	$654,500	+ 10.5%	$671,500	$629,000	- 6.3%
Inventory of Homes for Sale	47	41	- 12.8%	--	--	--
Months Supply of Inventory	8.2	6.7	- 18.3%	--	--	--
Cumulative Days on Market Until Sale	54	70	+ 29.6%	125	86	- 31.2%
Percent of Original List Price Received*	95.1%	92.7%	- 2.5%	94.7%	94.1%	- 0.6%
New Listings	6	3	- 50.0%	75	77	+ 2.7%

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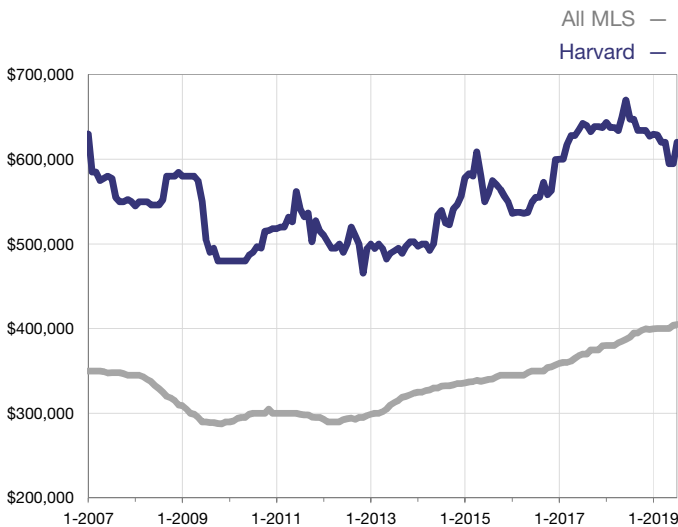
Condominium Properties

Key Metrics	July 2018	July 2019	July + / −	Year to Date 2018	Year to Date 2019	Year to Date + / −
Pending Sales	0	0	--	11	3	- 72.7%
Closed Sales	2	0	- 100.0%	8	1	- 87.5%
Median Sales Price*	$546,865	$0	- 100.0%	$464,556	$480,000	+ 3.3%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--
Cumulative Days on Market Until Sale	58	0	- 100.0%	126	266	+ 111.1%
Percent of Original List Price Received*	105.8%	0.0%	- 100.0%	101.4%	93.8%	- 7.5%
New Listings	1	0	- 100.0%	12	4	- 66.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.
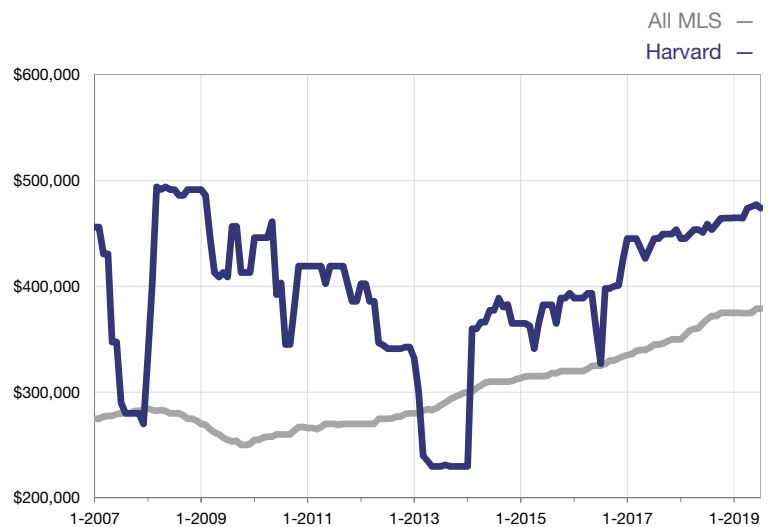
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation

All MLS —
Harvard —

Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

All MLS —
Harvard —