

# Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harvard

### Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	6	0.0%	57	76	+ 33.3%
Closed Sales	5	11	+ 120.0%	51	68	+ 33.3%
Median Sales Price*	\$588,000	<b>\$609,000</b>	+ 3.6%	\$625,000	<b>\$629,000</b>	+ 0.6%
Inventory of Homes for Sale	39	20	- 48.7%	--	--	--
Months Supply of Inventory	6.2	2.8	- 54.8%	--	--	--
Cumulative Days on Market Until Sale	94	66	- 29.8%	80	90	+ 12.5%
Percent of Original List Price Received*	94.3%	<b>98.1%</b>	+ 4.0%	94.4%	<b>96.3%</b>	+ 2.0%
New Listings	9	10	+ 11.1%	96	93	- 3.1%

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

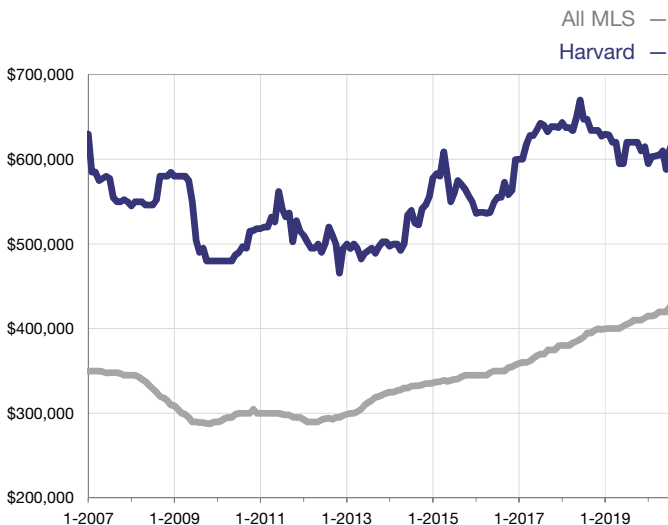
### Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	3	7	+ 133.3%
Closed Sales	0	1	--	2	5	+ 150.0%
Median Sales Price*	\$0	<b>\$515,000</b>	--	\$458,500	<b>\$500,000</b>	+ 9.1%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	5.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	37	--	136	130	- 4.4%
Percent of Original List Price Received*	0.0%	<b>98.1%</b>	--	96.6%	<b>98.7%</b>	+ 2.2%
New Listings	3	1	- 66.7%	7	11	+ 57.1%

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

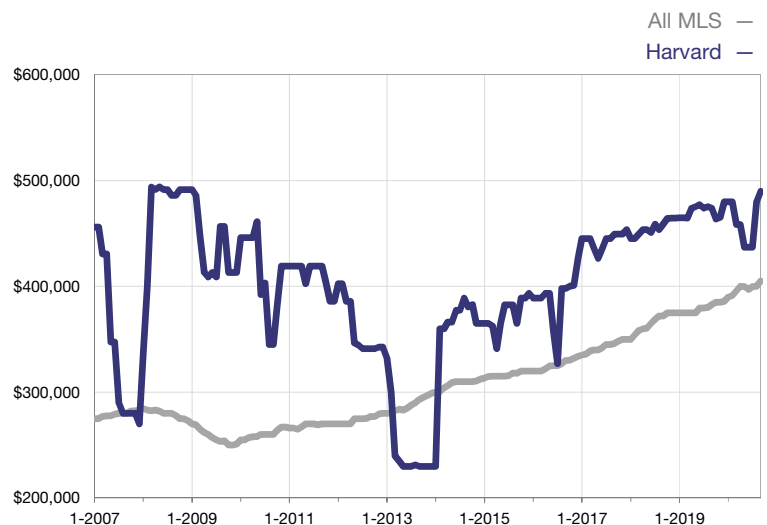
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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