

# Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harvard

### Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	7	+ 75.0%	61	83	+ 36.1%
Closed Sales	6	8	+ 33.3%	57	76	+ 33.3%
Median Sales Price*	\$622,500	<b>\$702,500</b>	+ 12.9%	\$625,000	<b>\$637,500</b>	+ 2.0%
Inventory of Homes for Sale	40	18	- 55.0%	--	--	--
Months Supply of Inventory	6.6	2.5	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	87	101	+ 16.1%	81	91	+ 12.3%
Percent of Original List Price Received*	92.3%	<b>98.3%</b>	+ 6.5%	94.2%	<b>96.5%</b>	+ 2.4%
New Listings	9	9	0.0%	105	102	- 2.9%

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

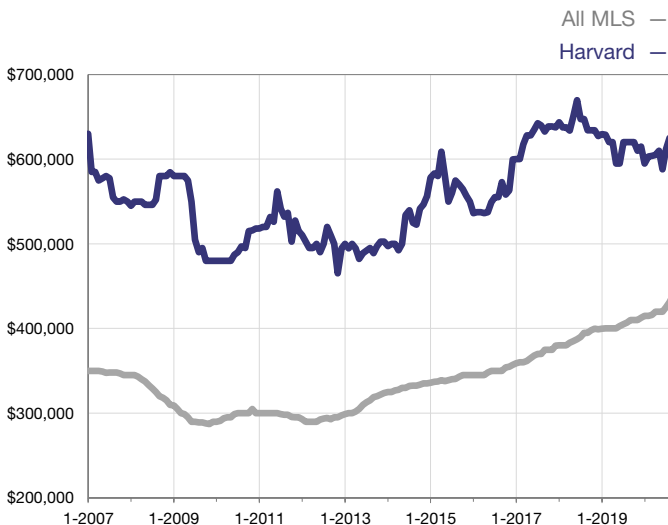
### Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	5	+ 400.0%	4	12	+ 200.0%
Closed Sales	0	1	--	2	6	+ 200.0%
Median Sales Price*	\$0	<b>\$485,000</b>	--	\$458,500	<b>\$492,500</b>	+ 7.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	4.0	2.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	40	--	136	115	- 15.4%
Percent of Original List Price Received*	0.0%	<b>98.0%</b>	--	96.6%	<b>98.6%</b>	+ 2.1%
New Listings	1	4	+ 300.0%	8	15	+ 87.5%

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

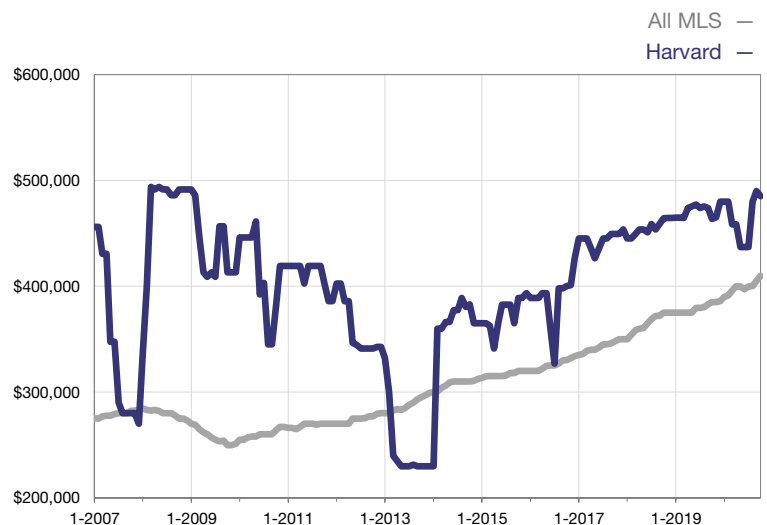
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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