

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harvard

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	9	+ 125.0%	22	30	+ 36.4%
Closed Sales	4	5	+ 25.0%	18	17	- 5.6%
Median Sales Price*	\$825,880	<b>\$870,000</b>	+ 5.3%	\$537,513	<b>\$811,000</b>	+ 50.9%
Inventory of Homes for Sale	31	10	- 67.7%	--	--	--
Months Supply of Inventory	5.2	1.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	171	45	- 73.7%	98	65	- 33.7%
Percent of Original List Price Received*	93.8%	<b>106.2%</b>	+ 13.2%	93.7%	<b>101.1%</b>	+ 7.9%
New Listings	8	11	+ 37.5%	39	30	- 23.1%

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

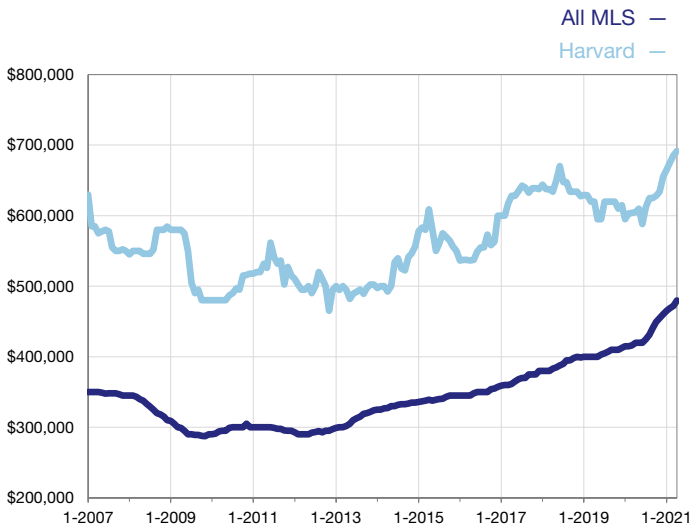
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	10	--	2	13	+ 550.0%
Closed Sales	0	0	--	3	4	+ 33.3%
Median Sales Price*	\$0	<b>\$0</b>	--	\$423,000	<b>\$500,000</b>	+ 18.2%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	3.0	5.7	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	198	78	- 60.6%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	98.4%	<b>102.6%</b>	+ 4.3%
New Listings	1	16	+ 1,500.0%	2	25	+ 1,150.0%

\* 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

