

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	9	- 10.0%	32	40	+ 25.0%
Closed Sales	6	8	+ 33.3%	24	25	+ 4.2%
Median Sales Price*	\$595,000	\$748,500	+ 25.8%	\$573,000	\$760,000	+ 32.6%
Inventory of Homes for Sale	27	10	- 63.0%	--	--	--
Months Supply of Inventory	4.4	1.3	- 70.5%	--	--	--
Cumulative Days on Market Until Sale	59	15	- 74.6%	88	49	- 44.3%
Percent of Original List Price Received*	96.3%	110.6%	+ 14.8%	94.4%	104.1%	+ 10.3%
New Listings	7	12	+ 71.4%	46	42	- 8.7%

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

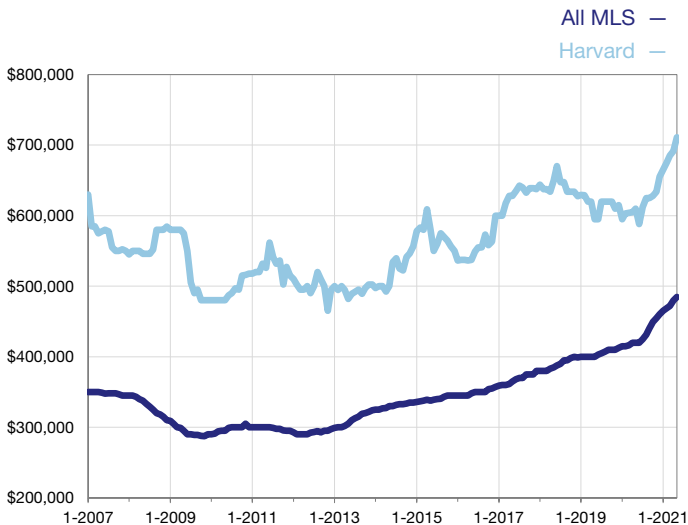
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	3	14	+ 366.7%
Closed Sales	0	3	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$499,900	--	\$423,000	\$499,900	+ 18.2%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	3.0	4.6	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	0	37	--	198	60	- 69.7%
Percent of Original List Price Received*	0.0%	101.7%	--	98.4%	102.2%	+ 3.9%
New Listings	1	1	0.0%	3	25	+ 733.3%

* 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

