Harvard

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / −	2022	2023	+ / −
Pending Sales	5	1	- 80.0%	6	3	- 50.0%
Closed Sales	2	0	- 100.0%	8	5	- 37.5%
Median Sales Price*	$928,188	$0	- 100.0%	$842,000	$1,150,000	+ 36.6%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	2.1	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	65	0	- 100.0%	36	68	+ 88.9%
Percent of Original List Price Received*	92.9%	0.0%	- 100.0%	99.7%	92.4%	- 7.3%
New Listings	3	5	+ 66.7%	8	9	+ 12.5%

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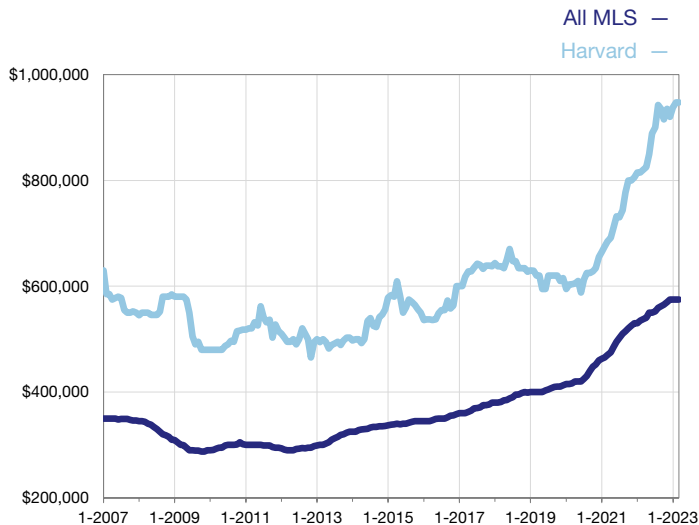
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / −	2022	2023	+ / −
Pending Sales	3	1	- 66.7%	5	4	- 20.0%
Closed Sales	1	3	+ 200.0%	3	8	+ 166.7%
Median Sales Price*	$475,000	$710,345	+ 49.5%	$599,900	$717,625	+ 19.6%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	271	+ 1,405.6%	17	134	+ 688.2%
Percent of Original List Price Received*	100.0%	100.3%	+ 0.3%	104.6%	105.3%	+ 0.7%
New Listings	1	1	0.0%	8	3	- 62.5%

* 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