Harvard

Single-Family Properties

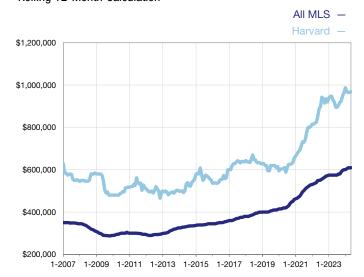| Key Metrics	May 2023	May 2024	May + / −	Year to Date 2023	Year to Date 2024	Year to Date + / −
Pending Sales	7	6	- 14.3%	18	19	+ 5.6%
Closed Sales	5	5	0.0%	11	14	+ 27.3%
Median Sales Price*	$918,750	$1,100,000	+ 19.7%	$1,025,000	$1,077,500	+ 5.1%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	3.1	2.2	- 29.0%	--	--	--
Cumulative Days on Market Until Sale	31	153	+ 393.5%	46	121	+ 163.0%
Percent of Original List Price Received*	102.8%	89.8%	- 12.6%	97.3%	94.6%	- 2.8%
New Listings	12	7	- 41.7%	28	24	- 14.3%

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

Condominium Properties

Key Metrics	May 2023	May 2024	May + / −	Year to Date 2023	Year to Date 2024	Year to Date + / −
Pending Sales	1	0	- 100.0%	5	0	- 100.0%
Closed Sales	4	0	- 100.0%	12	0	- 100.0%
Median Sales Price*	$548,400	$0	- 100.0%	$705,515	$0	- 100.0%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	3.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	143	0	- 100.0%	137	0	- 100.0%
Percent of Original List Price Received*	100.5%	0.0%	- 100.0%	103.7%	0.0%	- 100.0%
New Listings	0	0	--	6	1	- 83.3%

* 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

All MLS —
Harvard —

Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

All MLS —
Harvard —

MASSACHUSETTS ASSOCIATION OF REALTORS®