

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

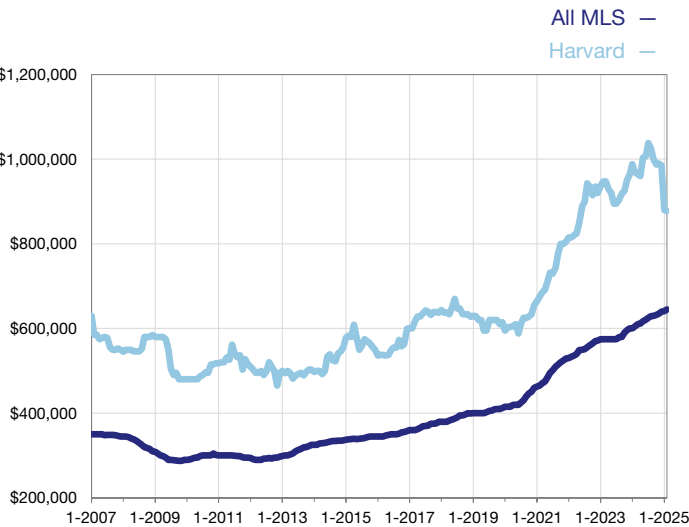
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	6	1	- 83.3%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$1,055,000	\$0	- 100.0%	\$1,452,500	\$715,000	- 50.8%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	180	0	- 100.0%	192	64	- 66.7%
Percent of Original List Price Received*	91.3%	0.0%	- 100.0%	92.1%	96.9%	+ 5.2%
New Listings	2	3	+ 50.0%	4	4	0.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	1	--	1	1	0.0%

* 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

