

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	50	49	- 2.0%
Closed Sales	6	3	- 50.0%	49	47	- 4.1%
Median Sales Price*	\$910,000	\$1,010,000	+ 11.0%	\$985,000	\$975,000	- 1.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	68	54	- 20.6%	73	33	- 54.8%
Percent of Original List Price Received*	97.3%	96.4%	- 0.9%	95.5%	99.0%	+ 3.7%
New Listings	0	2	--	57	59	+ 3.5%

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

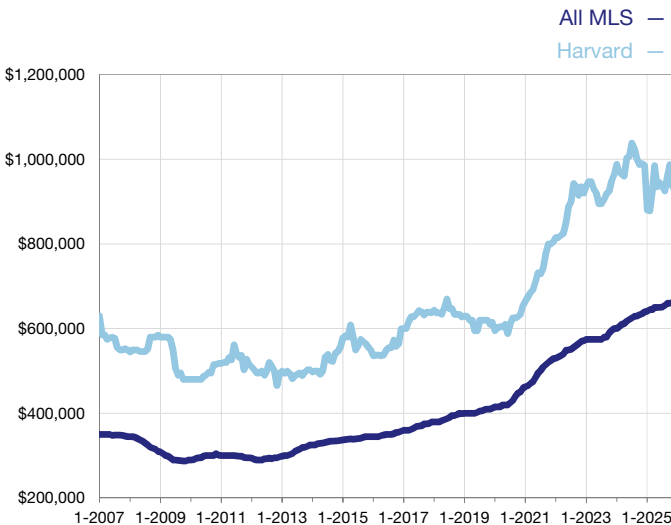
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	0	18	--
Closed Sales	0	3	--	0	18	--
Median Sales Price*	\$0	\$450,110	--	\$0	\$577,500	--
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.0	1.8	--	--	--	--
Cumulative Days on Market Until Sale	0	104	--	0	44	--
Percent of Original List Price Received*	0.0%	93.1%	--	0.0%	98.3%	--
New Listings	0	1	--	7	22	+ 214.3%

* 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

