

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	5	+ 25.0%	5	7	+ 40.0%
Closed Sales	2	2	0.0%	5	4	- 20.0%
Median Sales Price*	\$1,305,000	\$693,450	- 46.9%	\$860,000	\$693,450	- 19.4%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	46	56	+ 21.7%	57	53	- 7.0%
Percent of Original List Price Received*	108.9%	99.2%	- 8.9%	102.9%	98.8%	- 4.0%
New Listings	8	6	- 25.0%	12	9	- 25.0%

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

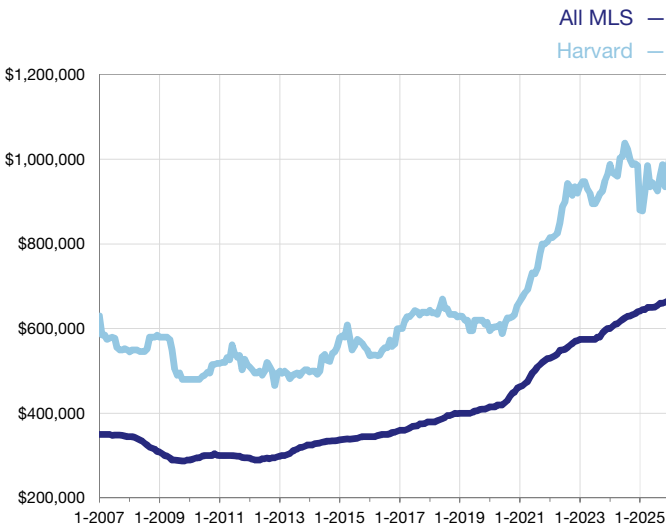
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$750,000	--	\$0	\$750,000	--
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	2.8	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	0	277	--	0	277	--
Percent of Original List Price Received*	0.0%	93.8%	--	0.0%	93.8%	--
New Listings	3	2	- 33.3%	4	3	- 25.0%

* 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

