

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------------|-------------|----------|--------------|-----------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 10 | 4 | - 60.0% | 15 | 10 | - 33.3% |
| Closed Sales | 4 | 3 | - 25.0% | 9 | 7 | - 22.2% |
| Median Sales Price* | \$1,200,000 | \$1,094,000 | - 8.8% | \$1,060,000 | \$726,900 | - 31.4% |
| Inventory of Homes for Sale | 8 | 14 | + 75.0% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 4.1 | + 141.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 18 | 23 | + 27.8% | 39 | 40 | + 2.6% |
| Percent of Original List Price Received* | 101.9% | 100.8% | - 1.1% | 102.4% | 99.6% | - 2.7% |
| New Listings | 10 | 12 | + 20.0% | 22 | 20 | - 9.1% |

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

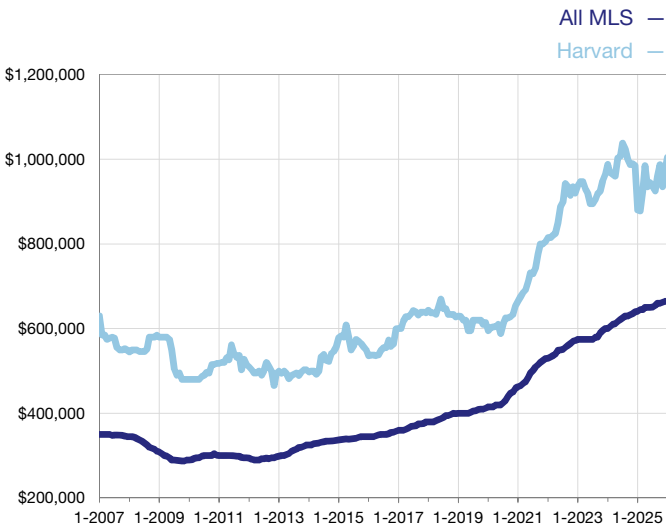
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------|------|---------|--------------|-----------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 0 | 1 | -- | 2 | 2 | 0.0% |
| Closed Sales | 0 | 0 | -- | 0 | 1 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$750,000 | -- |
| Inventory of Homes for Sale | 4 | 6 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 3.0 | + 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 277 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 93.8% | -- |
| New Listings | 2 | 1 | - 50.0% | 6 | 4 | - 33.3% |

* 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

