Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Harvard

Single-Family Properties

Key Metrics	July 2025	July 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	5	**7**	+ 40.0%	32	**29**	- 9.4%
Closed Sales	6	**7**	+ 16.7%	29	**24**	- 17.2%
Median Sales Price*	$917,500	**$900,000**	- 1.9%	$1,130,000	**$910,750**	- 19.4%
Inventory of Homes for Sale	8	**17**	+ 112.5%	--	--	--
Months Supply of Inventory	1.5	**4.7**	+ 213.3%	--	--	--
Cumulative Days on Market Until Sale	21	**32**	+ 52.4%	29	**30**	+ 3.4%
Percent of Original List Price Received*	99.5%	**100.5%**	+ 1.0%	100.4%	**100.3%**	- 0.1%
New Listings	4	**4**	0.0%	39	**44**	+ 12.8%

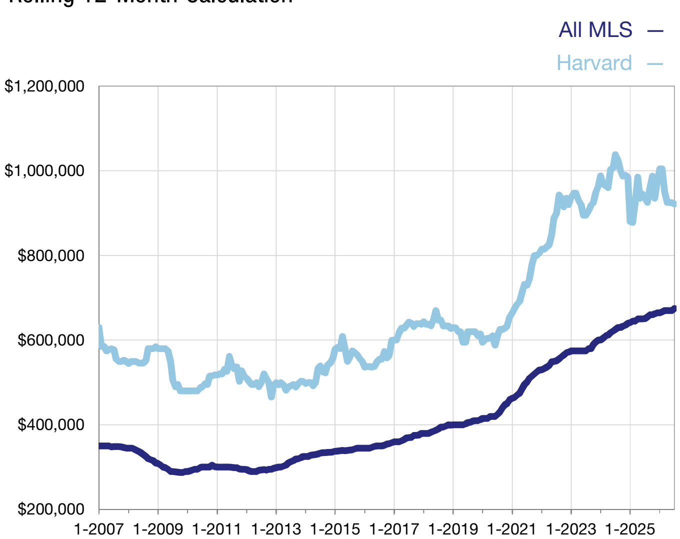
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

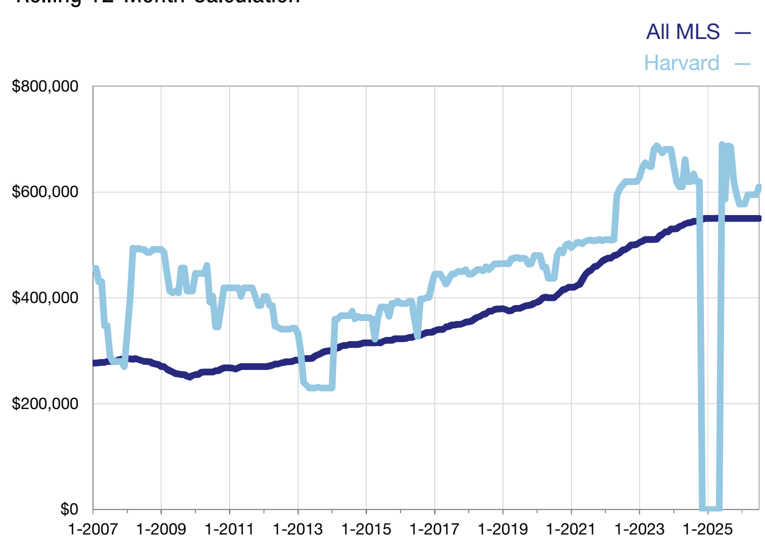
Key Metrics	July 2025	July 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	2	**3**	+ 50.0%	10	**7**	- 30.0%
Closed Sales	3	**1**	- 66.7%	4	**5**	+ 25.0%
Median Sales Price*	$483,000	**$670,000**	+ 38.7%	$586,500	**$670,000**	+ 14.2%
Inventory of Homes for Sale	8	**6**	- 25.0%	--	--	--
Months Supply of Inventory	3.2	**3.2**	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	**20**	+ 25.0%	23	**199**	+ 765.2%
Percent of Original List Price Received*	100.2%	**103.1%**	+ 2.9%	98.8%	**96.0%**	- 2.8%
New Listings	3	**2**	- 33.3%	18	**11**	- 38.9%

* 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



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