

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

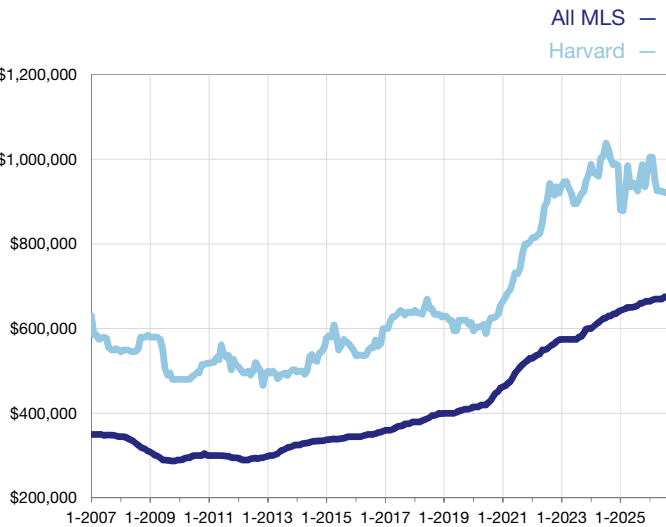
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	34	33	- 2.9%
Closed Sales	7	6	- 14.3%	36	30	- 16.7%
Median Sales Price*	\$925,113	\$1,092,500	+ 18.1%	\$1,030,000	\$958,250	- 7.0%
Inventory of Homes for Sale	8	21	+ 162.5%	--	--	--
Months Supply of Inventory	1.6	5.6	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	29	50	+ 72.4%	29	34	+ 17.2%
Percent of Original List Price Received*	98.5%	95.8%	- 2.7%	100.0%	99.5%	- 0.5%
New Listings	3	10	+ 233.3%	42	53	+ 26.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	12	8	- 33.3%
Closed Sales	6	2	- 66.7%	10	7	- 30.0%
Median Sales Price*	\$699,500	\$682,500	- 2.4%	\$687,500	\$670,000	- 2.5%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	159	+ 231.3%	38	187	+ 392.1%
Percent of Original List Price Received*	98.8%	94.6%	- 4.3%	98.8%	95.6%	- 3.2%
New Listings	1	1	0.0%	19	12	- 36.8%

* 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

