

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harvard

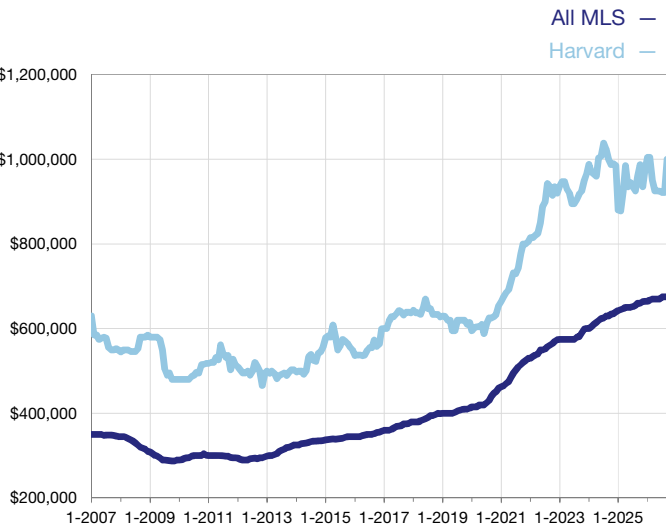
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	36	38	+ 5.6%
Closed Sales	1	7	+ 600.0%	37	37	0.0%
Median Sales Price*	\$830,000	\$1,335,000	+ 60.8%	\$1,000,000	\$1,035,000	+ 3.5%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	2.5	4.3	+ 72.0%	--	--	--
Cumulative Days on Market Until Sale	104	80	- 23.1%	31	43	+ 38.7%
Percent of Original List Price Received*	93.8%	94.5%	+ 0.7%	99.8%	98.6%	- 1.2%
New Listings	8	4	- 50.0%	50	57	+ 14.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	12	8	- 33.3%
Closed Sales	1	0	- 100.0%	11	7	- 36.4%
Median Sales Price*	\$215,675	\$0	- 100.0%	\$685,000	\$670,000	- 2.2%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	37	187	+ 405.4%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.9%	95.6%	- 3.3%
New Listings	2	1	- 50.0%	21	13	- 38.1%

* 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

