

Harvard 01451

ZIP code · MA · Massachusetts > Worcester County

SELLER'S MARKET

\$920K

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

67

SALES (12 MO)

\$906K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



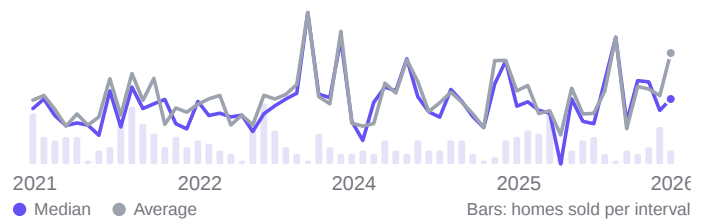
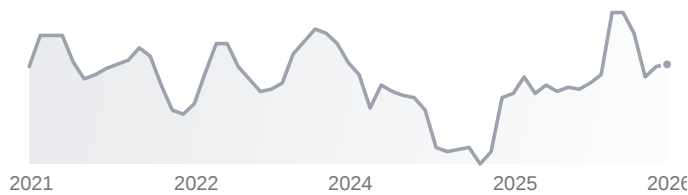
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$900K · Average \$1.4M

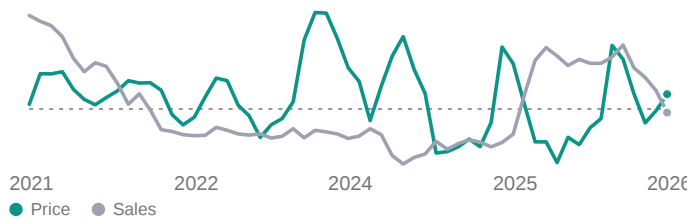


Growth (year over year)

Price +11.5% · Sales -2.9%

Price per square foot

\$378/ft²



Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

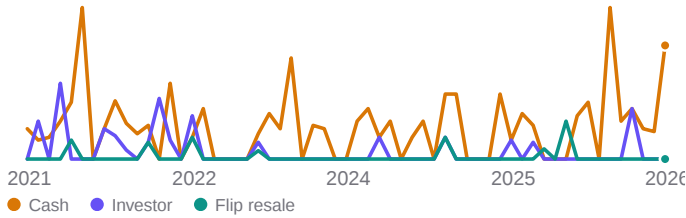
3.3%



BUYERS & OUTCOMES

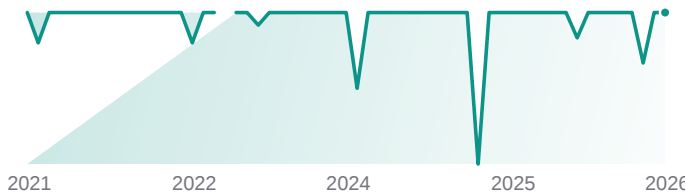
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



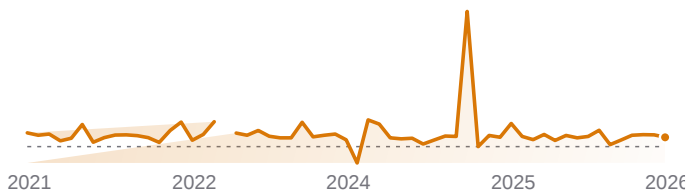
Sellers who sold at a gain

100%

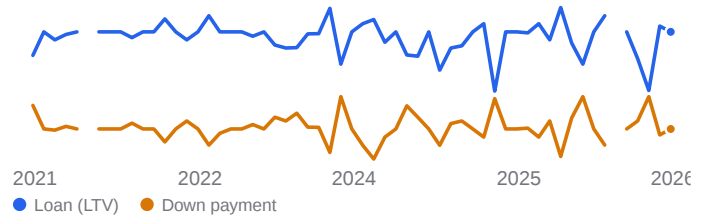


Median annualized return at resale

+3.3%

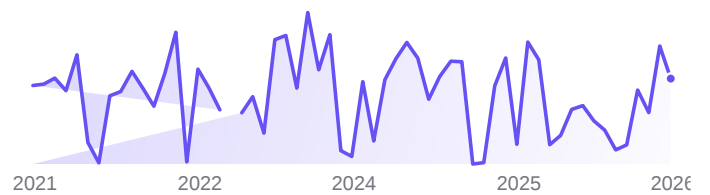


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



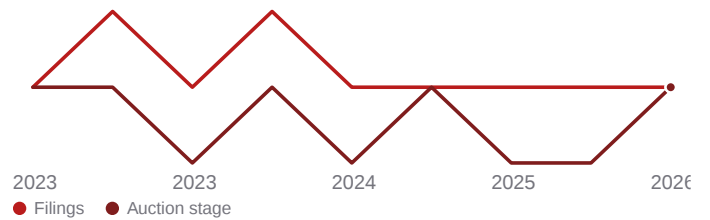
Typical hold before selling

17.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,017
Median value (AVM)	\$906K
Median size	2,496 ft²
Median bedrooms	4
Median year built	1976
Single family	87%
Condos	9.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	91%
Company owned	18%
Median loan-to-value	46%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	6,602
Density	259 / mi ²
Median household income	\$169K
Average household income	\$236K
Crime index (US avg 100)	3
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	67
Homes occupied	95%
Bachelor's or higher	39%
Poverty rate	4.0%
Unemployment	1.2%
Average temp	48°F
Annual precip	48 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.