

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	20	+ 5.3%	232	275	+ 18.5%
Closed Sales	14	20	+ 42.9%	232	263	+ 13.4%
Median Sales Price*	\$407,500	\$363,750	- 10.7%	\$410,000	\$431,750	+ 5.3%
Inventory of Homes for Sale	99	65	- 34.3%	--	--	--
Months Supply of Inventory	5.1	3.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	79	145	+ 83.5%	103	109	+ 5.8%
Percent of Original List Price Received*	93.7%	91.5%	- 2.3%	95.2%	94.0%	- 1.3%
New Listings	15	9	- 40.0%	331	354	+ 6.9%

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

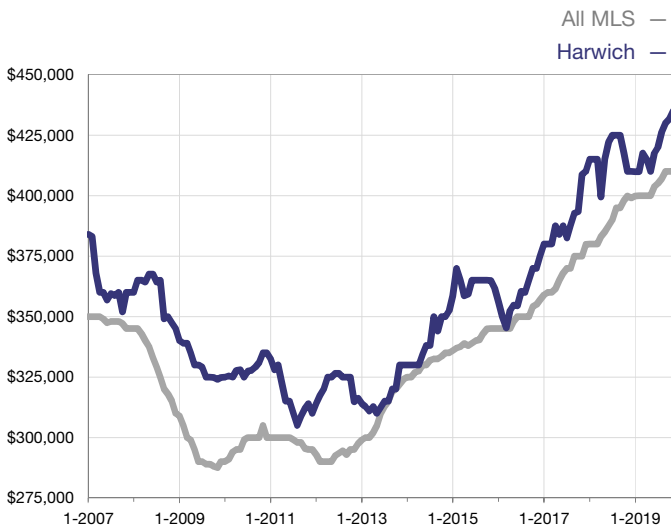
Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	28	31	+ 10.7%
Closed Sales	2	2	0.0%	28	31	+ 10.7%
Median Sales Price*	\$232,000	\$282,500	+ 21.8%	\$228,750	\$254,000	+ 11.0%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--
Cumulative Days on Market Until Sale	25	88	+ 252.0%	87	96	+ 10.3%
Percent of Original List Price Received*	97.1%	95.2%	- 2.0%	95.3%	95.4%	+ 0.1%
New Listings	2	1	- 50.0%	30	45	+ 50.0%

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

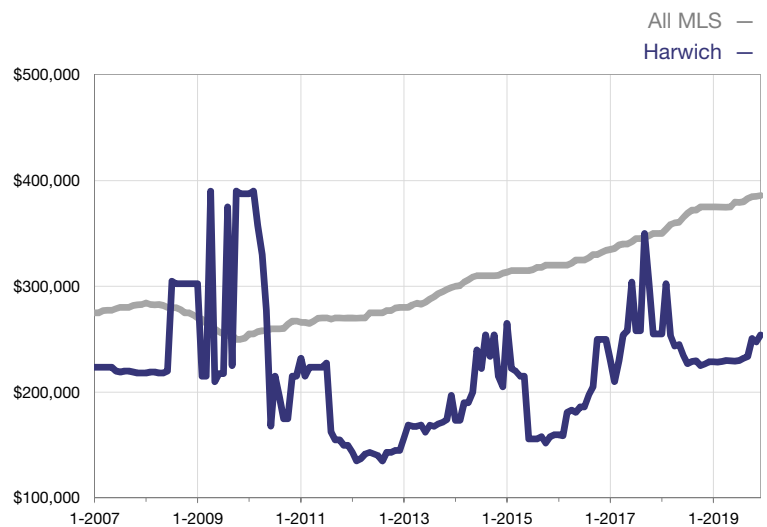
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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