Local Market Update – November 2021

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

Harwich

Single-Family Properties

	November			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	19	**19**	0.0%	248	**204**	- 17.7%
Closed Sales	28	**20**	- 28.6%	242	**184**	- 24.0%
Median Sales Price*	$621,500	**$662,198**	+ 6.5%	$483,000	**$592,500**	+ 22.7%
Inventory of Homes for Sale	32	**10**	- 68.8%	--	--	--
Months Supply of Inventory	1.5	**0.6**	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	36	**47**	+ 30.6%	100	**31**	- 69.0%
Percent of Original List Price Received*	98.0%	**97.7%**	- 0.3%	96.1%	**103.6%**	+ 7.8%
New Listings	14	**17**	+ 21.4%	254	**210**	- 17.3%

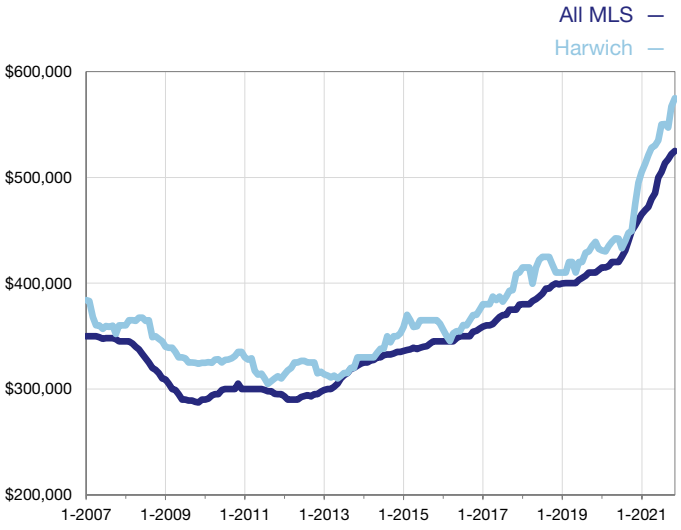
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

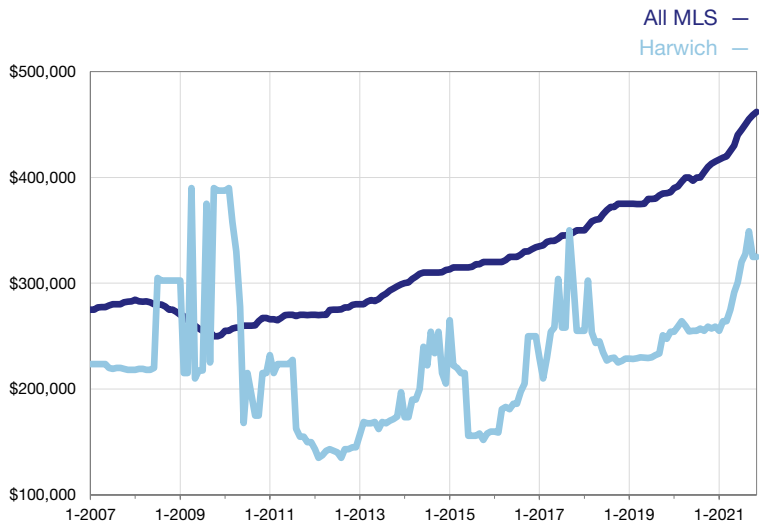
	November			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**1**	--	37	**34**	- 8.1%
Closed Sales	6	**2**	- 66.7%	34	**36**	+ 5.9%
Median Sales Price*	$235,500	**$310,500**	+ 31.8%	$257,000	**$323,500**	+ 25.9%
Inventory of Homes for Sale	8	**5**	- 37.5%	--	--	--
Months Supply of Inventory	2.2	**1.5**	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	129	**26**	- 79.8%	99	**42**	- 57.6%
Percent of Original List Price Received*	93.3%	**94.4%**	+ 1.2%	96.1%	**99.1%**	+ 3.1%
New Listings	2	**3**	+ 50.0%	43	**38**	- 11.6%

* 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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