

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	15	+ 66.7%	199	179	- 10.1%
Closed Sales	26	15	- 42.3%	207	168	- 18.8%
Median Sales Price*	\$697,500	\$680,000	- 2.5%	\$614,000	\$683,250	+ 11.3%
Inventory of Homes for Sale	14	22	+ 57.1%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	19	16	- 15.8%	27	26	- 3.7%
Percent of Original List Price Received*	103.4%	99.6%	- 3.7%	103.7%	103.2%	- 0.5%
New Listings	6	9	+ 50.0%	210	207	- 1.4%

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

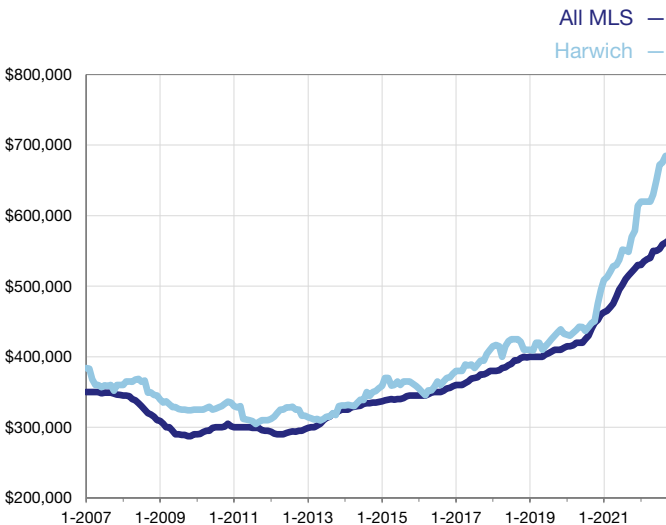
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	3	- 25.0%	39	25	- 35.9%
Closed Sales	1	1	0.0%	36	28	- 22.2%
Median Sales Price*	\$479,000	\$345,000	- 28.0%	\$323,500	\$340,000	+ 5.1%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	26	+ 85.7%	42	42	0.0%
Percent of Original List Price Received*	100.0%	98.6%	- 1.4%	99.1%	99.2%	+ 0.1%
New Listings	4	0	- 100.0%	42	22	- 47.6%

* 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

