

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	10	8	- 20.0%
Closed Sales	10	17	+ 70.0%	10	17	+ 70.0%
Median Sales Price*	\$607,250	\$650,000	+ 7.0%	\$607,250	\$650,000	+ 7.0%
Inventory of Homes for Sale	14	29	+ 107.1%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--
Cumulative Days on Market Until Sale	7	45	+ 542.9%	7	45	+ 542.9%
Percent of Original List Price Received*	105.2%	91.8%	- 12.7%	105.2%	91.8%	- 12.7%
New Listings	10	16	+ 60.0%	10	16	+ 60.0%

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

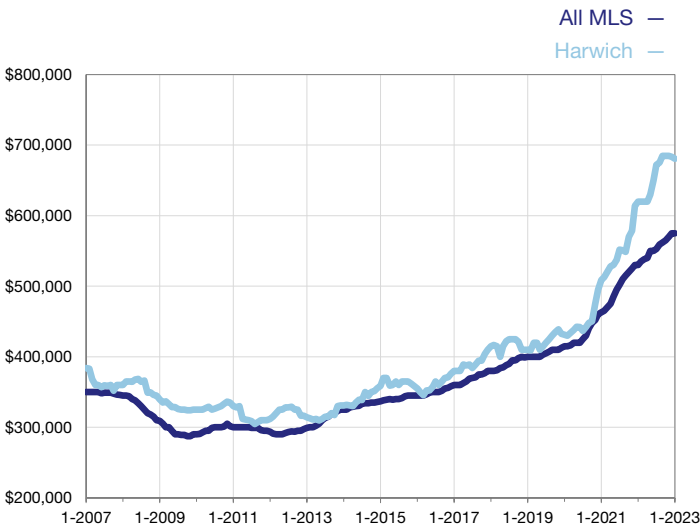
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	5	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$290,000	\$0	- 100.0%	\$290,000	\$0	- 100.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	83	0	- 100.0%	83	0	- 100.0%
Percent of Original List Price Received*	94.4%	0.0%	- 100.0%	94.4%	0.0%	- 100.0%
New Listings	0	3	--	0	3	--

* 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

