

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	18	32	+ 77.8%	129	168	+ 30.2%
Closed Sales	13	29	+ 123.1%	129	155	+ 20.2%
Median Sales Price*	\$454,000	\$505,000	+ 11.2%	\$425,000	\$439,000	+ 3.3%
Inventory of Homes for Sale	85	128	+ 50.6%	--	--	--
Months Supply of Inventory	4.4	6.0	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	108	74	- 31.5%	107	103	- 3.7%
Percent of Original List Price Received*	93.5%	95.6%	+ 2.2%	96.1%	94.3%	- 1.9%
New Listings	28	39	+ 39.3%	170	253	+ 48.8%

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

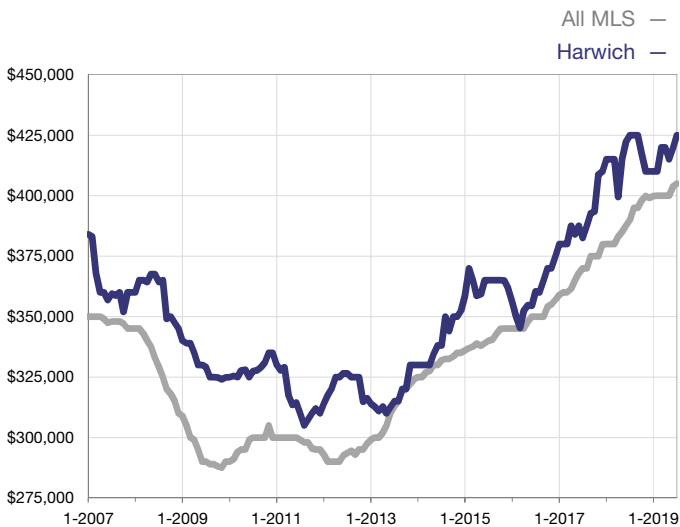
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	8	+ 700.0%	17	22	+ 29.4%
Closed Sales	2	5	+ 150.0%	15	13	- 13.3%
Median Sales Price*	\$209,000	\$224,000	+ 7.2%	\$229,000	\$235,000	+ 2.6%
Inventory of Homes for Sale	6	19	+ 216.7%	--	--	--
Months Supply of Inventory	2.7	8.0	+ 196.3%	--	--	--
Cumulative Days on Market Until Sale	21	107	+ 409.5%	121	130	+ 7.4%
Percent of Original List Price Received*	97.9%	91.8%	- 6.2%	94.4%	92.9%	- 1.6%
New Listings	3	6	+ 100.0%	19	39	+ 105.3%

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

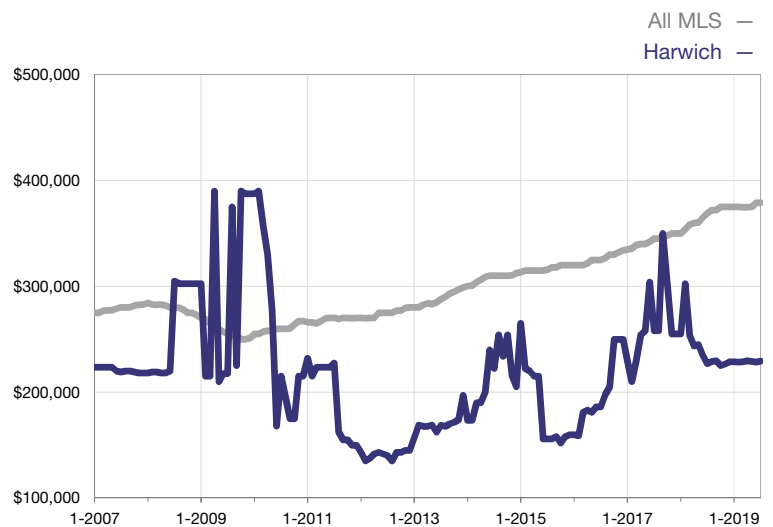
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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