

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	26	+ 8.3%	93	84	- 9.7%
Closed Sales	14	15	+ 7.1%	83	74	- 10.8%
Median Sales Price*	\$461,500	\$527,500	+ 14.3%	\$417,000	\$547,000	+ 31.2%
Inventory of Homes for Sale	61	14	- 77.0%	--	--	--
Months Supply of Inventory	3.0	0.7	- 76.7%	--	--	--
Cumulative Days on Market Until Sale	73	13	- 82.2%	131	42	- 67.9%
Percent of Original List Price Received*	98.0%	106.1%	+ 8.3%	95.0%	102.5%	+ 7.9%
New Listings	21	28	+ 33.3%	106	86	- 18.9%

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

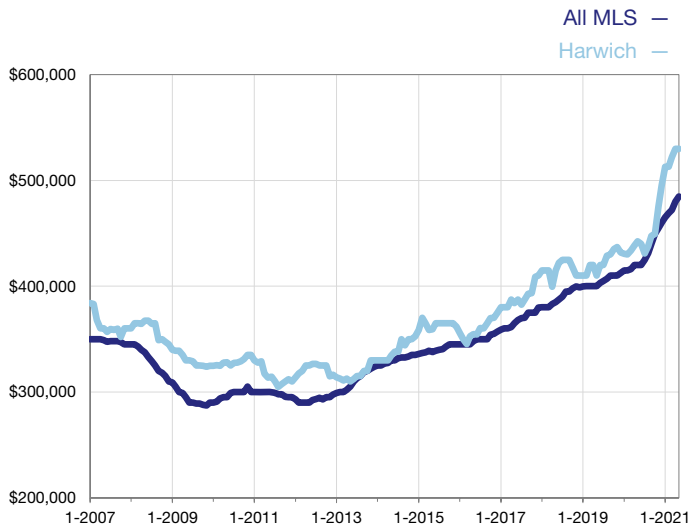
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	8	19	+ 137.5%
Closed Sales	2	5	+ 150.0%	7	17	+ 142.9%
Median Sales Price*	\$209,500	\$699,500	+ 233.9%	\$259,000	\$349,000	+ 34.7%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	4.1	0.5	- 87.8%	--	--	--
Cumulative Days on Market Until Sale	349	17	- 95.1%	162	60	- 63.0%
Percent of Original List Price Received*	93.9%	101.7%	+ 8.3%	95.2%	100.2%	+ 5.3%
New Listings	7	2	- 71.4%	17	18	+ 5.9%

* 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

