

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	17	+ 6.3%	190	162	- 14.7%
Closed Sales	20	17	- 15.0%	181	153	- 15.5%
Median Sales Price*	\$662,198	\$649,000	- 2.0%	\$600,000	\$685,000	+ 14.2%
Inventory of Homes for Sale	18	31	+ 72.2%	--	--	--
Months Supply of Inventory	1.0	2.2	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	29	19	- 34.5%	28	27	- 3.6%
Percent of Original List Price Received*	99.2%	99.1%	- 0.1%	103.7%	103.5%	- 0.2%
New Listings	17	13	- 23.5%	204	196	- 3.9%

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

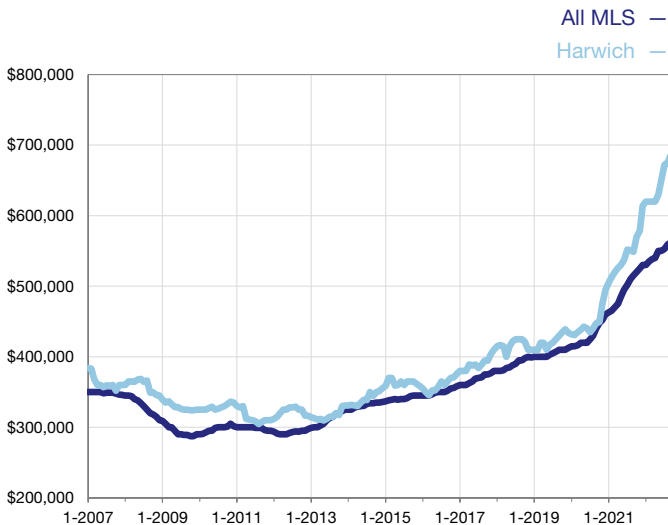
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	35	23	- 34.3%
Closed Sales	2	1	- 50.0%	35	27	- 22.9%
Median Sales Price*	\$310,500	\$330,000	+ 6.3%	\$322,000	\$335,000	+ 4.0%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	43	42	- 2.3%
Percent of Original List Price Received*	94.4%	100.0%	+ 5.9%	99.1%	99.2%	+ 0.1%
New Listings	3	1	- 66.7%	38	22	- 42.1%

* 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

