

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	13	0.0%	32	29	- 9.4%
Closed Sales	12	13	+ 8.3%	28	32	+ 14.3%
Median Sales Price*	\$592,500	\$725,000	+ 22.4%	\$575,000	\$665,000	+ 15.7%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	33	23	- 30.3%	20	34	+ 70.0%
Percent of Original List Price Received*	107.3%	101.9%	- 5.0%	105.0%	96.2%	- 8.4%
New Listings	10	13	+ 30.0%	33	33	0.0%

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

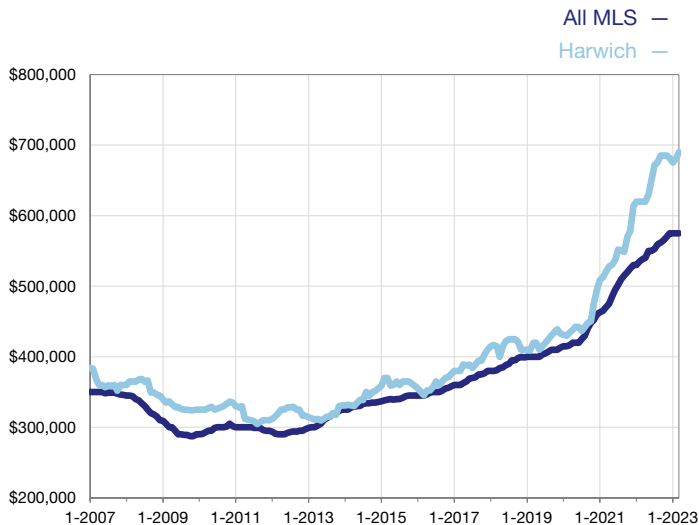
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	5	4	- 20.0%
Closed Sales	0	1	--	9	2	- 77.8%
Median Sales Price*	\$0	\$300,000	--	\$290,000	\$667,500	+ 130.2%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	73	48	- 34.2%
Percent of Original List Price Received*	0.0%	100.0%	--	95.2%	96.0%	+ 0.8%
New Listings	3	1	- 66.7%	4	5	+ 25.0%

* 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

