

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	14	+ 16.7%	43	45	+ 4.7%
Closed Sales	9	13	+ 44.4%	37	45	+ 21.6%
Median Sales Price*	\$630,000	\$1,285,000	+ 104.0%	\$585,000	\$714,500	+ 22.1%
Inventory of Homes for Sale	11	27	+ 145.5%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--
Cumulative Days on Market Until Sale	24	60	+ 150.0%	21	41	+ 95.2%
Percent of Original List Price Received*	113.8%	99.6%	- 12.5%	107.1%	97.2%	- 9.2%
New Listings	11	25	+ 127.3%	44	59	+ 34.1%

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

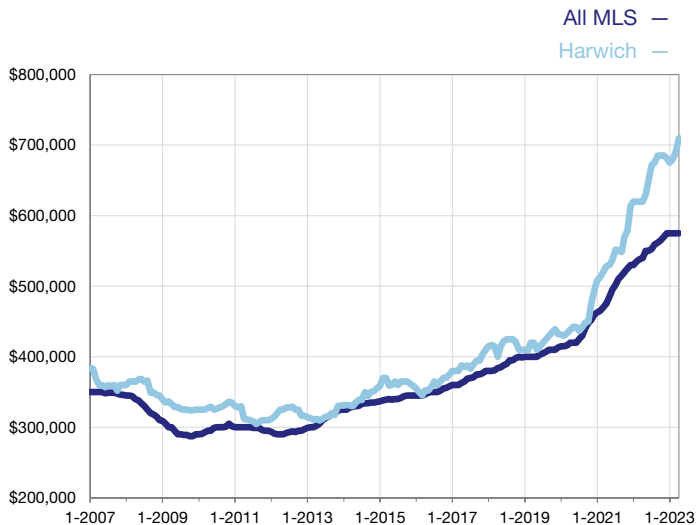
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	1	1	0.0%	10	3	- 70.0%
Median Sales Price*	\$675,000	\$915,000	+ 35.6%	\$327,500	\$915,000	+ 179.4%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	16	6	- 62.5%	67	34	- 49.3%
Percent of Original List Price Received*	107.3%	102.2%	- 4.8%	96.4%	98.1%	+ 1.8%
New Listings	2	3	+ 50.0%	6	8	+ 33.3%

* 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

