

# Local Market Update – May 2023

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## Harwich

### Single-Family Properties

| Key Metrics                              | May       |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 24        | 21               | - 12.5%  | 70           | 64               | - 8.6%  |
| Closed Sales                             | 12        | 13               | + 8.3%   | 60           | 62               | + 3.3%  |
| Median Sales Price*                      | \$705,000 | <b>\$727,000</b> | + 3.1%   | \$655,000    | <b>\$742,500</b> | + 13.4% |
| Inventory of Homes for Sale              | 11        | 38               | + 245.5% | --           | --               | --      |
| Months Supply of Inventory               | 0.6       | 2.5              | + 316.7% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 57        | 29               | - 49.1%  | 28           | 36               | + 28.6% |
| Percent of Original List Price Received* | 106.3%    | <b>100.8%</b>    | - 5.2%   | 104.4%       | <b>97.8%</b>     | - 6.3%  |
| New Listings                             | 23        | 30               | + 30.4%  | 72           | 91               | + 26.4% |

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

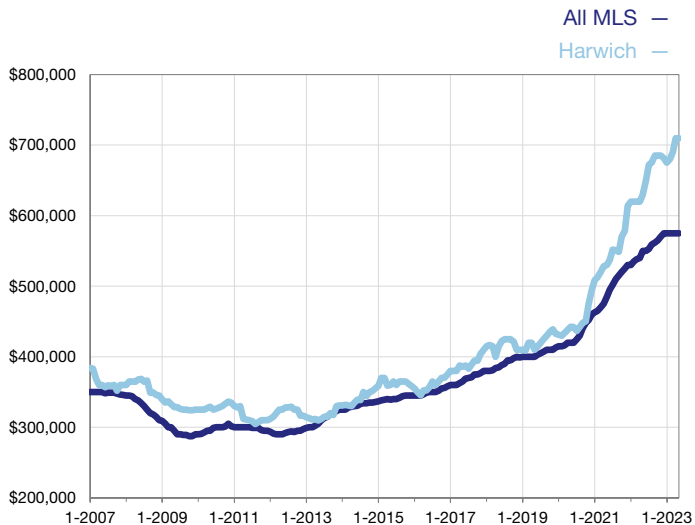
### Condominium Properties

| Key Metrics                              | May  |                  |         | Year to Date |                  |          |
|--|------|------------------|---------|--------------|------------------|----------|
|  | 2022 | 2023             | + / -   | 2022         | 2023             | + / -    |
| Pending Sales                            | 4    | 3                | - 25.0% | 9            | 10               | + 11.1%  |
| Closed Sales                             | 0    | 2                | --      | 10           | 8                | - 20.0%  |
| Median Sales Price*                      | \$0  | <b>\$343,750</b> | --      | \$327,500    | <b>\$343,750</b> | + 5.0%   |
| Inventory of Homes for Sale              | 2    | 3                | + 50.0% | --           | --               | --       |
| Months Supply of Inventory               | 0.6  | 1.0              | + 66.7% | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 0    | 18               | --      | 67           | 25               | - 62.7%  |
| Percent of Original List Price Received* | 0.0% | <b>104.2%</b>    | --      | 96.4%        | <b>99.1%</b>     | + 2.8%   |
| New Listings                             | 0    | 2                | --      | 6            | 13               | + 116.7% |

\* 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

