

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	20	+ 17.6%	87	83	- 4.6%
Closed Sales	20	18	- 10.0%	80	80	0.0%
Median Sales Price*	\$718,000	\$717,500	- 0.1%	\$683,250	\$742,500	+ 8.7%
Inventory of Homes for Sale	20	33	+ 65.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	27	34	+ 25.9%
Percent of Original List Price Received*	103.5%	102.5%	- 1.0%	104.2%	98.9%	- 5.1%
New Listings	26	18	- 30.8%	98	109	+ 11.2%

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

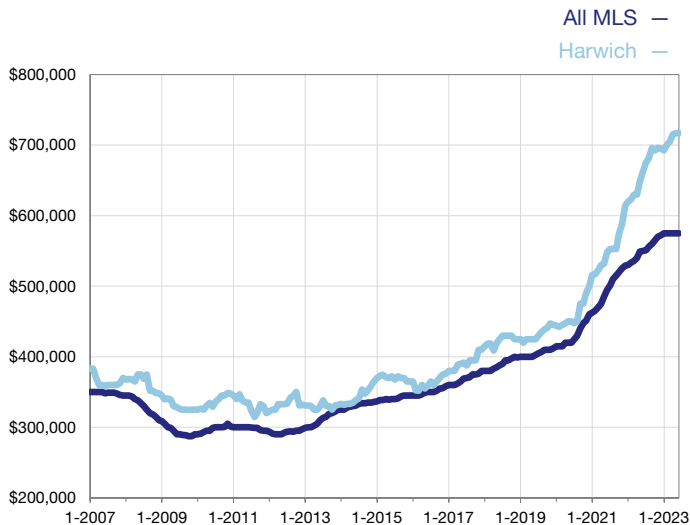
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	14	13	- 7.1%
Closed Sales	3	2	- 33.3%	13	10	- 23.1%
Median Sales Price*	\$315,000	\$474,950	+ 50.8%	\$315,000	\$351,200	+ 11.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	39	27	- 30.8%	61	26	- 57.4%
Percent of Original List Price Received*	100.4%	101.3%	+ 0.9%	97.3%	99.6%	+ 2.4%
New Listings	6	3	- 50.0%	12	16	+ 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

