

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	23	- 4.2%	111	104	- 6.3%
Closed Sales	19	12	- 36.8%	99	94	- 5.1%
Median Sales Price*	\$875,000	\$667,000	- 23.8%	\$700,000	\$740,000	+ 5.7%
Inventory of Homes for Sale	20	22	+ 10.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	52	25	- 51.9%	32	33	+ 3.1%
Percent of Original List Price Received*	104.5%	101.7%	- 2.7%	104.2%	99.3%	- 4.7%
New Listings	24	13	- 45.8%	122	123	+ 0.8%

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

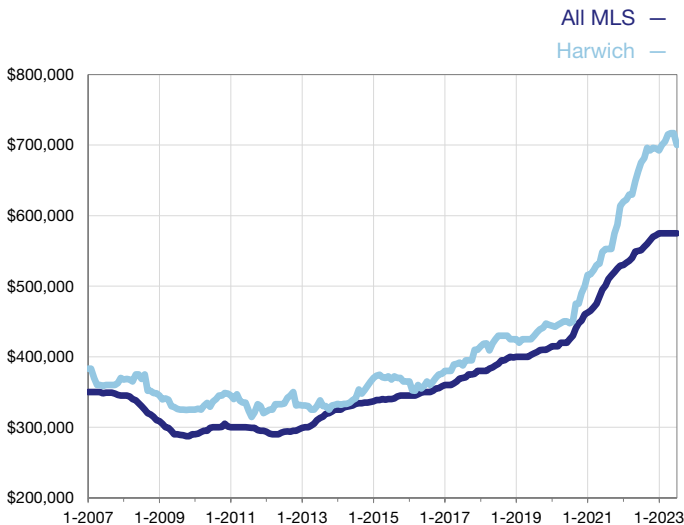
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	20	14	- 30.0%
Closed Sales	4	2	- 50.0%	17	12	- 29.4%
Median Sales Price*	\$348,750	\$1,506,250	+ 331.9%	\$322,500	\$393,750	+ 22.1%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	69	49	- 29.0%	62	29	- 53.2%
Percent of Original List Price Received*	94.4%	93.9%	- 0.5%	96.6%	98.6%	+ 2.1%
New Listings	7	1	- 85.7%	19	17	- 10.5%

* 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

