

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	124	110	- 11.3%
Closed Sales	22	20	- 9.1%	121	114	- 5.8%
Median Sales Price*	\$700,500	\$642,500	- 8.3%	\$700,000	\$719,000	+ 2.7%
Inventory of Homes for Sale	22	35	+ 59.1%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--
Cumulative Days on Market Until Sale	22	28	+ 27.3%	30	32	+ 6.7%
Percent of Original List Price Received*	104.2%	100.2%	- 3.8%	104.2%	99.4%	- 4.6%
New Listings	15	21	+ 40.0%	137	144	+ 5.1%

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

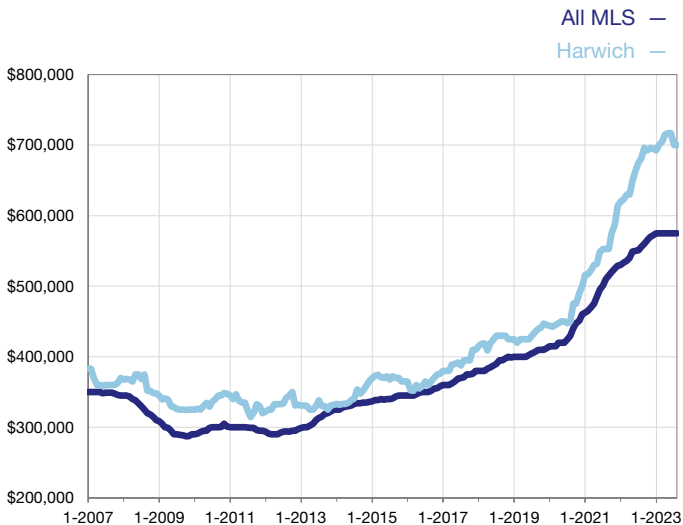
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	21	18	- 14.3%
Closed Sales	1	1	0.0%	18	13	- 27.8%
Median Sales Price*	\$320,000	\$790,000	+ 146.9%	\$321,250	\$425,000	+ 32.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	46	+ 91.7%	60	31	- 48.3%
Percent of Original List Price Received*	98.5%	113.0%	+ 14.7%	96.7%	99.7%	+ 3.1%
New Listings	2	3	+ 50.0%	21	21	0.0%

* 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

