

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	28	+ 133.3%	136	138	+ 1.5%
Closed Sales	18	12	- 33.3%	139	126	- 9.4%
Median Sales Price*	\$673,500	\$790,250	+ 17.3%	\$700,000	\$727,000	+ 3.9%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	19	30	+ 57.9%	28	32	+ 14.3%
Percent of Original List Price Received*	98.2%	96.7%	- 1.5%	103.4%	99.2%	- 4.1%
New Listings	23	24	+ 4.3%	160	167	+ 4.4%

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

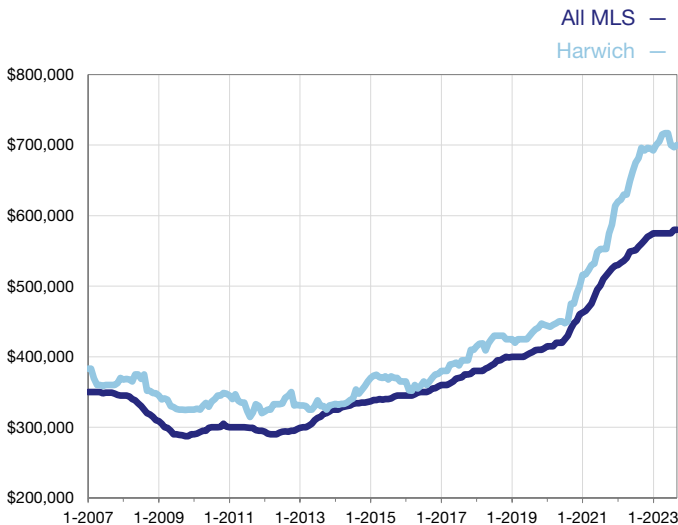
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	24	21	- 12.5%
Closed Sales	10	5	- 50.0%	28	18	- 35.7%
Median Sales Price*	\$355,000	\$361,000	+ 1.7%	\$341,250	\$393,750	+ 15.4%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	9	47	+ 422.2%	42	35	- 16.7%
Percent of Original List Price Received*	102.3%	102.1%	- 0.2%	98.7%	100.4%	+ 1.7%
New Listings	2	5	+ 150.0%	23	26	+ 13.0%

* 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

