

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	23	+ 35.3%	153	156	+ 2.0%
Closed Sales	11	25	+ 127.3%	150	150	0.0%
Median Sales Price*	\$685,000	\$695,000	+ 1.5%	\$698,500	\$727,000	+ 4.1%
Inventory of Homes for Sale	44	34	- 22.7%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.9%	29	32	+ 10.3%
Percent of Original List Price Received*	97.8%	99.4%	+ 1.6%	103.0%	99.2%	- 3.7%
New Listings	33	26	- 21.2%	193	194	+ 0.5%

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

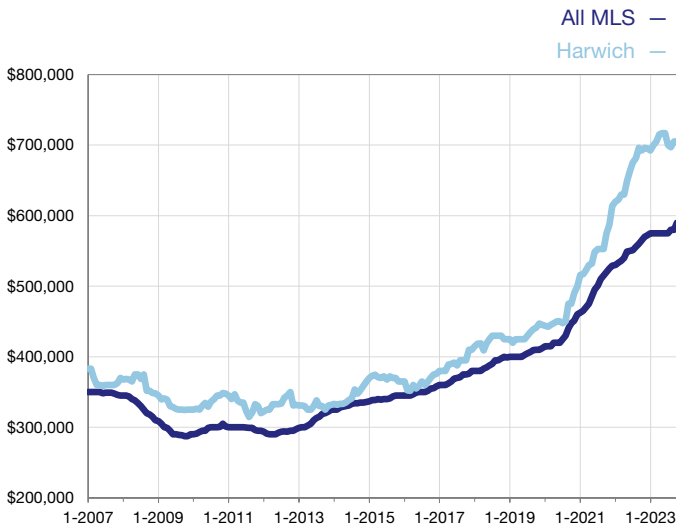
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	25	23	- 8.0%
Closed Sales	1	1	0.0%	29	19	- 34.5%
Median Sales Price*	\$335,000	\$539,000	+ 60.9%	\$335,000	\$425,000	+ 26.9%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	31	85	+ 174.2%	42	38	- 9.5%
Percent of Original List Price Received*	97.1%	98.2%	+ 1.1%	98.7%	100.3%	+ 1.6%
New Listings	1	1	0.0%	24	27	+ 12.5%

* 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

