

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	20	0.0%	173	173	0.0%
Closed Sales	19	17	- 10.5%	169	167	- 1.2%
Median Sales Price*	\$650,000	\$809,000	+ 24.5%	\$697,000	\$741,250	+ 6.3%
Inventory of Homes for Sale	35	24	- 31.4%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	28	23	- 17.9%	29	32	+ 10.3%
Percent of Original List Price Received*	98.1%	97.1%	- 1.0%	102.5%	99.0%	- 3.4%
New Listings	15	14	- 6.7%	208	205	- 1.4%

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

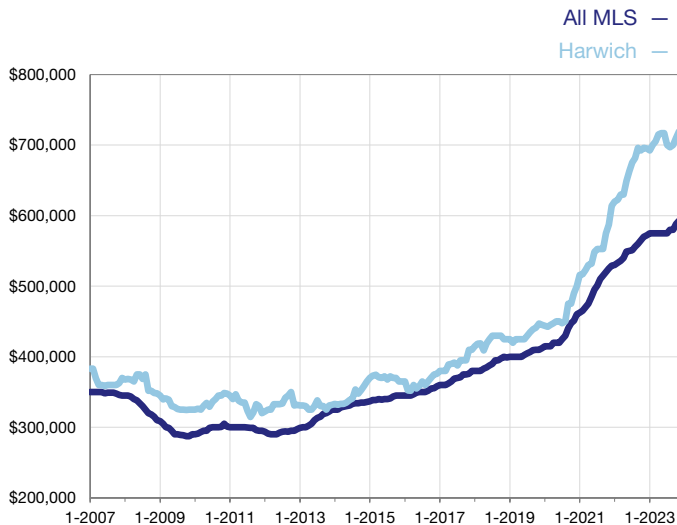
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	25	23	- 8.0%
Closed Sales	1	3	+ 200.0%	30	22	- 26.7%
Median Sales Price*	\$330,000	\$335,000	+ 1.5%	\$333,750	\$393,750	+ 18.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	22	- 33.3%	41	36	- 12.2%
Percent of Original List Price Received*	100.0%	99.6%	- 0.4%	98.7%	100.2%	+ 1.5%
New Listings	2	0	- 100.0%	26	28	+ 7.7%

* 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

