

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	9	- 43.8%	189	179	- 5.3%
Closed Sales	18	18	0.0%	187	185	- 1.1%
Median Sales Price*	\$673,500	\$840,000	+ 24.7%	\$695,000	\$750,000	+ 7.9%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	32	90	+ 181.3%	29	37	+ 27.6%
Percent of Original List Price Received*	98.1%	94.1%	- 4.1%	102.1%	98.5%	- 3.5%
New Listings	9	7	- 22.2%	217	211	- 2.8%

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

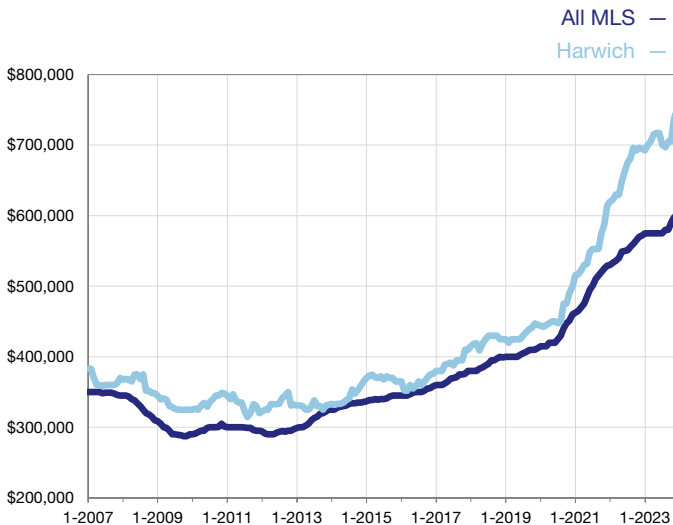
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	28	24	- 14.3%
Closed Sales	2	0	- 100.0%	32	22	- 31.3%
Median Sales Price*	\$311,500	\$0	- 100.0%	\$333,750	\$393,750	+ 18.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.3	+ 333.3%	--	--	--
Cumulative Days on Market Until Sale	50	0	- 100.0%	42	36	- 14.3%
Percent of Original List Price Received*	95.9%	0.0%	- 100.0%	98.5%	100.2%	+ 1.7%
New Listings	0	1	--	26	29	+ 11.5%

* 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

