

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

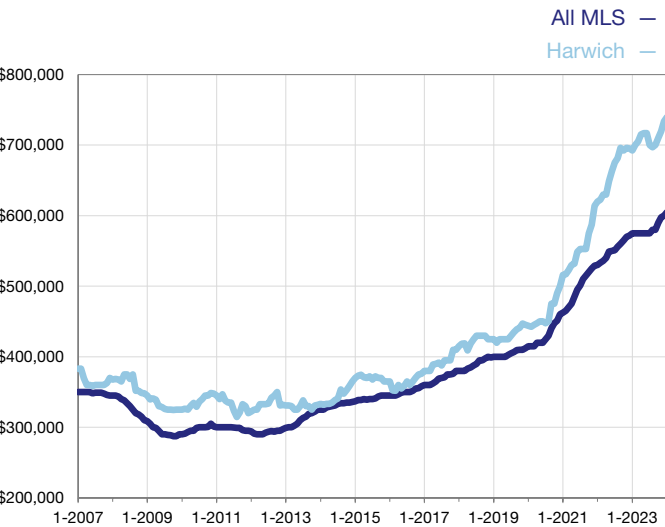
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	13	+ 85.7%	7	13	+ 85.7%
Closed Sales	17	5	- 70.6%	17	5	- 70.6%
Median Sales Price*	\$665,000	\$819,000	+ 23.2%	\$665,000	\$819,000	+ 23.2%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	49	51	+ 4.1%	49	51	+ 4.1%
Percent of Original List Price Received*	93.0%	96.2%	+ 3.4%	93.0%	96.2%	+ 3.4%
New Listings	14	12	- 14.3%	14	12	- 14.3%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$285,000	\$375,000	+ 31.6%	\$285,000	\$375,000	+ 31.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	2.5	+ 257.1%	--	--	--
Cumulative Days on Market Until Sale	36	2	- 94.4%	36	2	- 94.4%
Percent of Original List Price Received*	95.0%	100.0%	+ 5.3%	95.0%	100.0%	+ 5.3%
New Listings	3	3	0.0%	3	3	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

