

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	18	+ 63.6%	18	30	+ 66.7%
Closed Sales	4	11	+ 175.0%	21	16	- 23.8%
Median Sales Price*	\$652,000	\$674,000	+ 3.4%	\$665,000	\$757,500	+ 13.9%
Inventory of Homes for Sale	29	14	- 51.7%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	27	58	+ 114.8%	45	56	+ 24.4%
Percent of Original List Price Received*	94.2%	91.8%	- 2.5%	93.2%	93.2%	0.0%
New Listings	8	9	+ 12.5%	22	20	- 9.1%

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

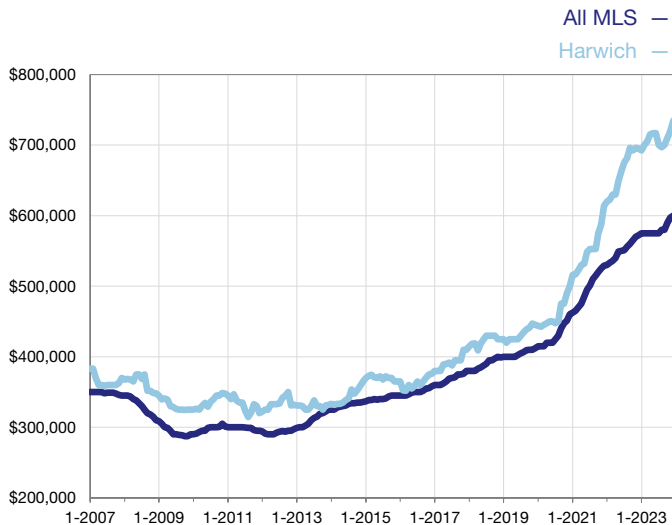
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	0	- 100.0%	6	0	- 100.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$1,035,000	\$965,000	- 6.8%	\$660,000	\$670,000	+ 1.5%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.3	3.1	+ 933.3%	--	--	--
Cumulative Days on Market Until Sale	84	26	- 69.0%	60	14	- 76.7%
Percent of Original List Price Received*	92.0%	100.6%	+ 9.3%	93.5%	100.3%	+ 7.3%
New Listings	3	0	- 100.0%	6	3	- 50.0%

* 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

