

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	15	+ 15.4%	31	43	+ 38.7%
Closed Sales	15	18	+ 20.0%	36	34	- 5.6%
Median Sales Price*	\$725,000	\$697,000	- 3.9%	\$690,000	\$709,500	+ 2.8%
Inventory of Homes for Sale	28	21	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	27	57	+ 111.1%	37	56	+ 51.4%
Percent of Original List Price Received*	100.1%	100.3%	+ 0.2%	96.0%	97.0%	+ 1.0%
New Listings	14	23	+ 64.3%	36	43	+ 19.4%

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

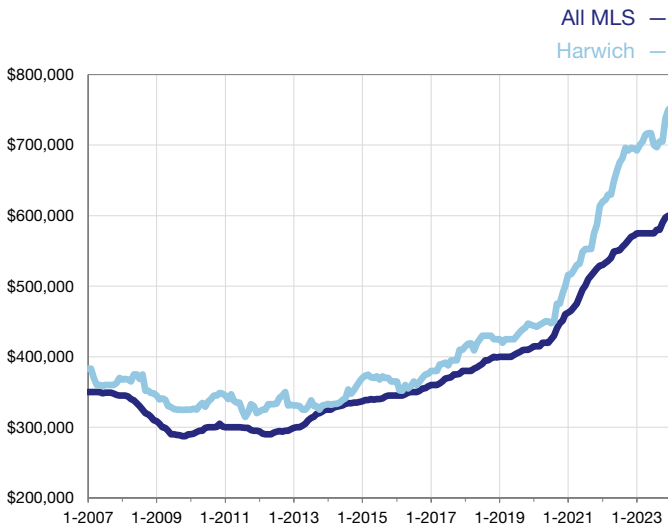
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	4	--	6	4	- 33.3%
Closed Sales	3	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$300,000	\$0	- 100.0%	\$300,000	\$670,000	+ 123.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	32	14	- 56.3%
Percent of Original List Price Received*	98.4%	0.0%	- 100.0%	96.5%	100.3%	+ 3.9%
New Listings	2	2	0.0%	8	5	- 37.5%

* 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

