

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	19	+ 58.3%	43	60	+ 39.5%
Closed Sales	13	13	0.0%	49	47	- 4.1%
Median Sales Price*	\$1,285,000	\$1,050,000	- 18.3%	\$752,500	\$730,000	- 3.0%
Inventory of Homes for Sale	33	31	- 6.1%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	40	81	+ 102.5%	38	63	+ 65.8%
Percent of Original List Price Received*	99.6%	100.5%	+ 0.9%	97.0%	97.9%	+ 0.9%
New Listings	24	28	+ 16.7%	60	71	+ 18.3%

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

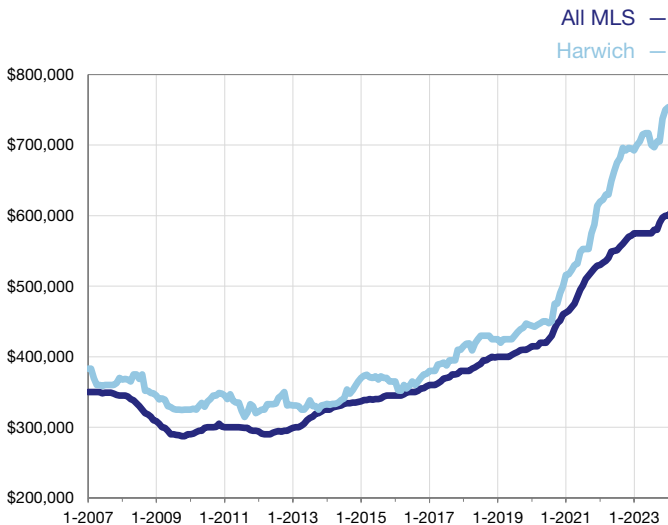
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	4	+ 300.0%	7	7	0.0%
Closed Sales	1	3	+ 200.0%	6	5	- 16.7%
Median Sales Price*	\$915,000	\$440,000	- 51.9%	\$362,500	\$440,000	+ 21.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	6	48	+ 700.0%	28	34	+ 21.4%
Percent of Original List Price Received*	102.2%	98.9%	- 3.2%	97.4%	99.5%	+ 2.2%
New Listings	3	4	+ 33.3%	11	8	- 27.3%

* 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

