

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harwich

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	19	- 5.0%	63	78	+ 23.8%
Closed Sales	13	17	+ 30.8%	62	64	+ 3.2%
Median Sales Price*	\$727,000	<b>\$935,000</b>	+ 28.6%	\$742,500	<b>\$814,000</b>	+ 9.6%
Inventory of Homes for Sale	44	38	- 13.6%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	29	31	+ 6.9%	36	55	+ 52.8%
Percent of Original List Price Received*	100.8%	<b>100.9%</b>	+ 0.1%	97.8%	<b>98.7%</b>	+ 0.9%
New Listings	31	26	- 16.1%	91	95	+ 4.4%

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

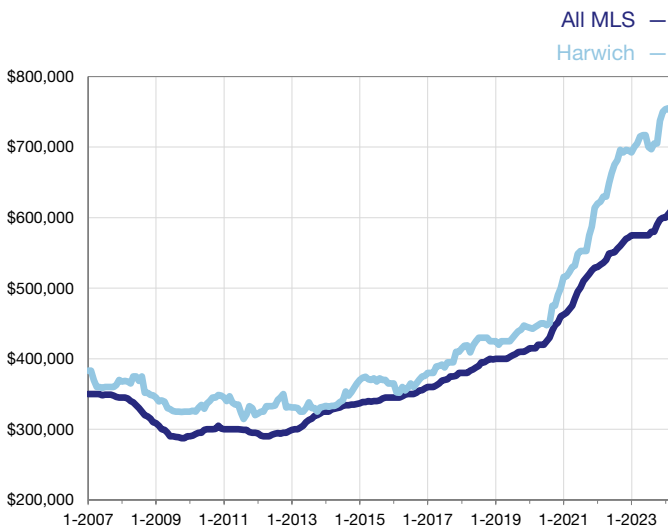
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	10	9	- 10.0%
Closed Sales	2	3	+ 50.0%	8	8	0.0%
Median Sales Price*	\$343,750	<b>\$650,000</b>	+ 89.1%	\$343,750	<b>\$545,000</b>	+ 58.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	18	128	+ 611.1%	25	69	+ 176.0%
Percent of Original List Price Received*	104.2%	<b>98.5%</b>	- 5.5%	99.1%	<b>99.1%</b>	0.0%
New Listings	2	2	0.0%	13	11	- 15.4%

\* 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

