

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	16	0.0%	97	106	+ 9.3%
Closed Sales	12	19	+ 58.3%	94	101	+ 7.4%
Median Sales Price*	\$667,000	\$651,000	- 2.4%	\$740,000	\$813,000	+ 9.9%
Inventory of Homes for Sale	31	39	+ 25.8%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	33	46	+ 39.4%
Percent of Original List Price Received*	101.7%	100.5%	- 1.2%	99.3%	99.5%	+ 0.2%
New Listings	13	20	+ 53.8%	122	131	+ 7.4%

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

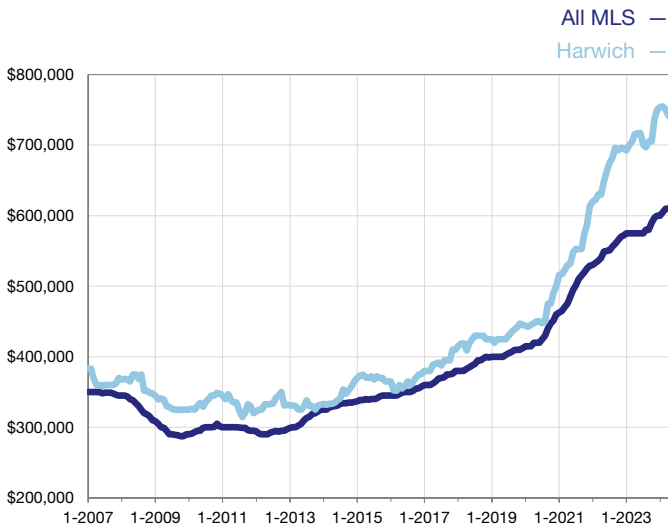
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	14	11	- 21.4%
Closed Sales	2	0	- 100.0%	12	11	- 8.3%
Median Sales Price*	\$1,506,250	\$0	- 100.0%	\$393,750	\$440,000	+ 11.7%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	49	0	- 100.0%	29	64	+ 120.7%
Percent of Original List Price Received*	93.9%	0.0%	- 100.0%	98.6%	99.4%	+ 0.8%
New Listings	2	1	- 50.0%	18	14	- 22.2%

* 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

