

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harwich

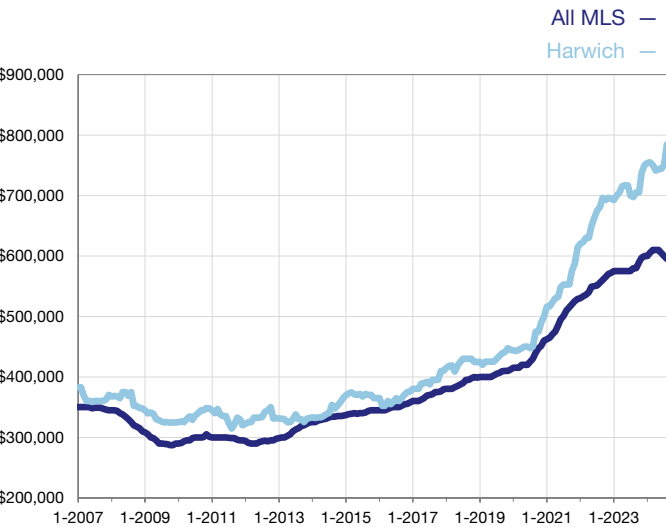
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	17	+ 41.7%	109	121	+ 11.0%
Closed Sales	20	12	- 40.0%	114	113	- 0.9%
Median Sales Price*	\$642,500	\$818,750	+ 27.4%	\$719,000	\$815,000	+ 13.4%
Inventory of Homes for Sale	39	48	+ 23.1%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	29	46	+ 58.6%	32	46	+ 43.8%
Percent of Original List Price Received*	100.2%	98.2%	- 2.0%	99.4%	99.4%	0.0%
New Listings	21	26	+ 23.8%	143	157	+ 9.8%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	18	12	- 33.3%
Closed Sales	1	1	0.0%	13	12	- 7.7%
Median Sales Price*	\$790,000	\$420,000	- 46.8%	\$425,000	\$435,000	+ 2.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	46	23	- 50.0%	31	60	+ 93.5%
Percent of Original List Price Received*	113.0%	97.7%	- 13.5%	99.7%	99.3%	- 0.4%
New Listings	3	0	- 100.0%	21	14	- 33.3%

\* 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

