

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harwich

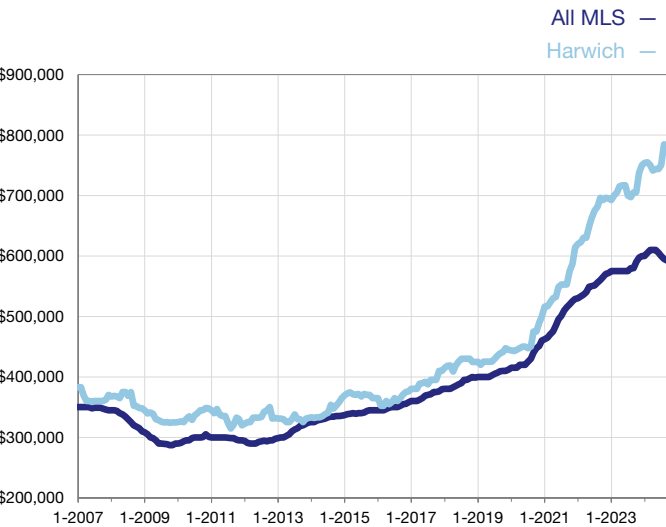
| Single-Family Properties                 | September |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 23        | 20        | - 13.0% | 132          | 139       | + 5.3%  |
| Closed Sales                             | 11        | 17        | + 54.5% | 125          | 130       | + 4.0%  |
| Median Sales Price*                      | \$820,000 | \$846,250 | + 3.2%  | \$733,500    | \$817,250 | + 11.4% |
| Inventory of Homes for Sale              | 39        | 55        | + 41.0% | --           | --        | --      |
| Months Supply of Inventory               | 2.5       | 3.6       | + 44.0% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 32        | 25        | - 21.9% | 32           | 44        | + 37.5% |
| Percent of Original List Price Received* | 96.4%     | 100.0%    | + 3.7%  | 99.2%        | 99.4%     | + 0.2%  |
| New Listings                             | 25        | 30        | + 20.0% | 168          | 184       | + 9.5%  |

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

| Condominium Properties                   | September |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 3         | 2         | - 33.3%  | 21           | 14        | - 33.3% |
| Closed Sales                             | 5         | 1         | - 80.0%  | 18           | 14        | - 22.2% |
| Median Sales Price*                      | \$361,000 | \$369,000 | + 2.2%   | \$393,750    | \$427,500 | + 8.6%  |
| Inventory of Homes for Sale              | 4         | 1         | - 75.0%  | --           | --        | --      |
| Months Supply of Inventory               | 1.6       | 0.5       | - 68.8%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 47        | 29        | - 38.3%  | 35           | 56        | + 60.0% |
| Percent of Original List Price Received* | 102.1%    | 95.8%     | - 6.2%   | 100.4%       | 98.9%     | - 1.5%  |
| New Listings                             | 5         | 0         | - 100.0% | 26           | 14        | - 46.2% |

\* 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

