

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	21	23	+ 9.5%	153	159	+ 3.9%
Closed Sales	25	20	- 20.0%	150	150	0.0%
Median Sales Price*	\$695,000	\$835,000	+ 20.1%	\$727,000	\$818,250	+ 12.6%
Inventory of Homes for Sale	37	57	+ 54.1%	--	--	--
Months Supply of Inventory	2.3	3.7	+ 60.9%	--	--	--
Cumulative Days on Market Until Sale	35	28	- 20.0%	33	41	+ 24.2%
Percent of Original List Price Received*	99.4%	99.0%	- 0.4%	99.2%	99.4%	+ 0.2%
New Listings	22	29	+ 31.8%	190	212	+ 11.6%

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

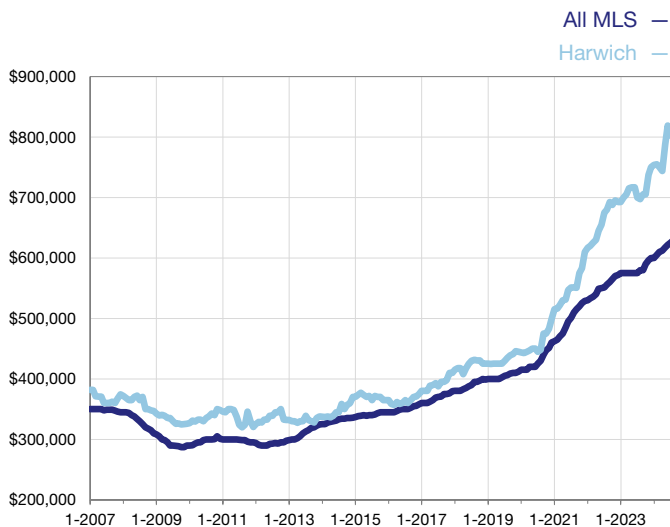
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	23	15	- 34.8%
Closed Sales	1	2	+ 100.0%	19	16	- 15.8%
Median Sales Price*	\$539,000	\$442,500	- 17.9%	\$425,000	\$427,500	+ 0.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	85	224	+ 163.5%	38	77	+ 102.6%
Percent of Original List Price Received*	98.2%	83.6%	- 14.9%	100.3%	97.0%	- 3.3%
New Listings	2	4	+ 100.0%	28	18	- 35.7%

* 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

