

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harwich

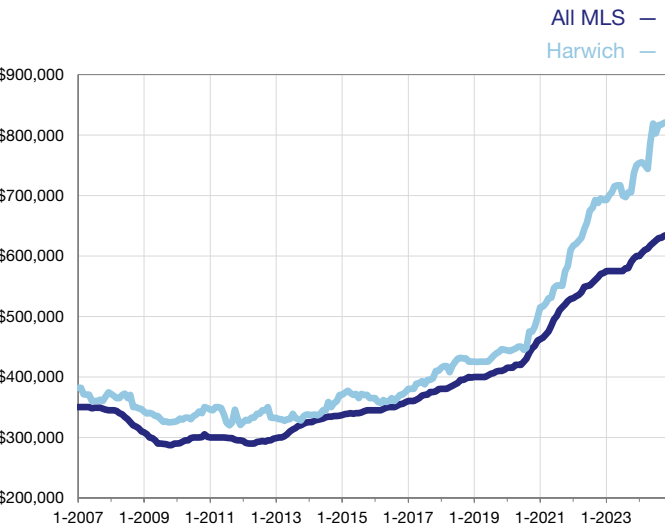
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	18	+ 5.9%	170	175	+ 2.9%
Closed Sales	17	15	- 11.8%	167	166	- 0.6%
Median Sales Price*	\$809,000	\$850,000	+ 5.1%	\$741,250	\$819,500	+ 10.6%
Inventory of Homes for Sale	31	39	+ 25.8%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	23	28	+ 21.7%	32	41	+ 28.1%
Percent of Original List Price Received*	97.1%	96.2%	- 0.9%	99.0%	99.1%	+ 0.1%
New Listings	14	10	- 28.6%	204	222	+ 8.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	23	15	- 34.8%
Closed Sales	3	0	- 100.0%	22	16	- 27.3%
Median Sales Price*	\$335,000	\$0	- 100.0%	\$393,750	\$427,500	+ 8.6%
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	22	0	- 100.0%	36	77	+ 113.9%
Percent of Original List Price Received*	99.6%	0.0%	- 100.0%	100.2%	97.0%	- 3.2%
New Listings	0	1	--	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

