

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harwich

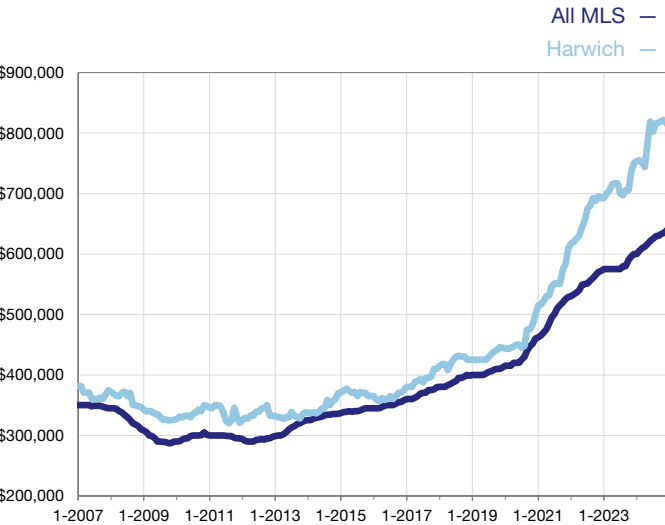
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	178	187	+ 5.1%
Closed Sales	18	20	+ 11.1%	185	186	+ 0.5%
Median Sales Price*	\$840,000	\$732,000	- 12.9%	\$750,000	\$814,750	+ 8.6%
Inventory of Homes for Sale	30	33	+ 10.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	90	36	- 60.0%	37	40	+ 8.1%
Percent of Original List Price Received*	94.1%	96.5%	+ 2.6%	98.5%	98.8%	+ 0.3%
New Listings	7	13	+ 85.7%	211	234	+ 10.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	24	15	- 37.5%
Closed Sales	0	1	--	22	17	- 22.7%
Median Sales Price*	\$0	\$375,000	--	\$393,750	\$425,000	+ 7.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	0	5	--	36	73	+ 102.8%
Percent of Original List Price Received*	0.0%	100.0%	--	100.2%	97.2%	- 3.0%
New Listings	1	1	0.0%	29	19	- 34.5%

\* 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

