

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

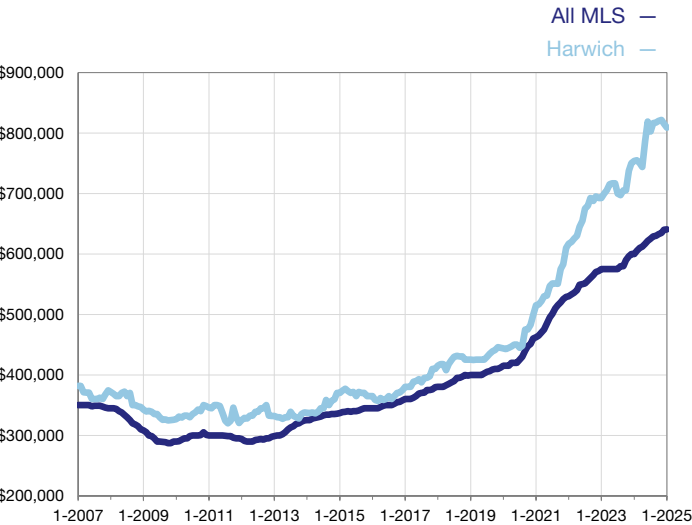
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	12	0.0%	12	12	0.0%
Closed Sales	5	10	+ 100.0%	5	10	+ 100.0%
Median Sales Price*	\$819,000	\$699,500	- 14.6%	\$819,000	\$699,500	- 14.6%
Inventory of Homes for Sale	27	37	+ 37.0%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	51	79	+ 54.9%	51	79	+ 54.9%
Percent of Original List Price Received*	96.2%	96.6%	+ 0.4%	96.2%	96.6%	+ 0.4%
New Listings	10	14	+ 40.0%	10	14	+ 40.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$375,000	\$365,000	- 2.7%	\$375,000	\$365,000	- 2.7%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	2	106	+ 5,200.0%	2	106	+ 5,200.0%
Percent of Original List Price Received*	100.0%	97.3%	- 2.7%	100.0%	97.3%	- 2.7%
New Listings	3	2	- 33.3%	3	2	- 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

