

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

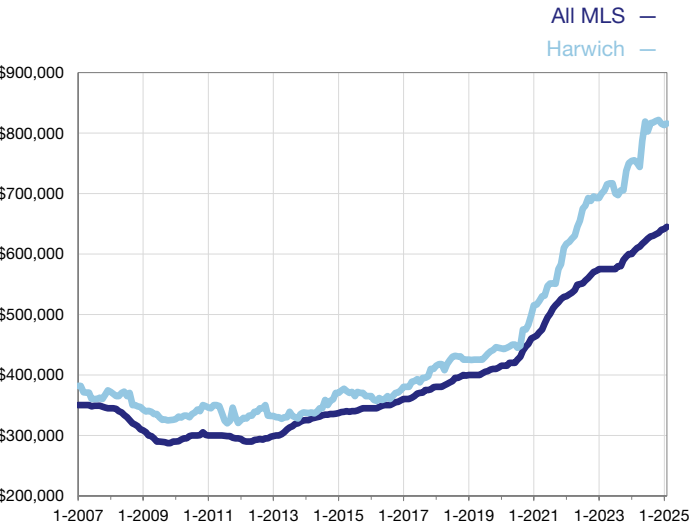
| Single-Family Properties | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 16 | 17 | + 6.3% | 28 | 27 | - 3.6% |
| Closed Sales | 11 | 10 | - 9.1% | 16 | 21 | + 31.3% |
| Median Sales Price* | \$674,000 | \$847,500 | + 25.7% | \$757,500 | \$800,000 | + 5.6% |
| Inventory of Homes for Sale | 19 | 39 | + 105.3% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 2.6 | + 116.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 58 | 76 | + 31.0% | 56 | 78 | + 39.3% |
| Percent of Original List Price Received* | 91.8% | 92.8% | + 1.1% | 93.2% | 95.0% | + 1.9% |
| New Listings | 9 | 16 | + 77.8% | 19 | 30 | + 57.9% |

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

| Condominium Properties | February | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 0 | 1 | -- | 0 | 1 | -- |
| Closed Sales | 1 | 0 | - 100.0% | 2 | 1 | - 50.0% |
| Median Sales Price* | \$965,000 | \$0 | - 100.0% | \$670,000 | \$365,000 | - 45.5% |
| Inventory of Homes for Sale | 7 | 8 | + 14.3% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 4.7 | + 51.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 0 | - 100.0% | 14 | 106 | + 657.1% |
| Percent of Original List Price Received* | 100.6% | 0.0% | - 100.0% | 100.3% | 97.3% | - 3.0% |
| New Listings | 0 | 3 | -- | 3 | 5 | + 66.7% |

* 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

