

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	12	- 14.3%	42	38	- 9.5%
Closed Sales	18	14	- 22.2%	34	35	+ 2.9%
Median Sales Price*	\$697,000	\$784,075	+ 12.5%	\$709,500	\$793,150	+ 11.8%
Inventory of Homes for Sale	25	43	+ 72.0%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--
Cumulative Days on Market Until Sale	57	69	+ 21.1%	56	74	+ 32.1%
Percent of Original List Price Received*	100.3%	98.2%	- 2.1%	97.0%	96.3%	- 0.7%
New Listings	23	17	- 26.1%	42	46	+ 9.5%

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

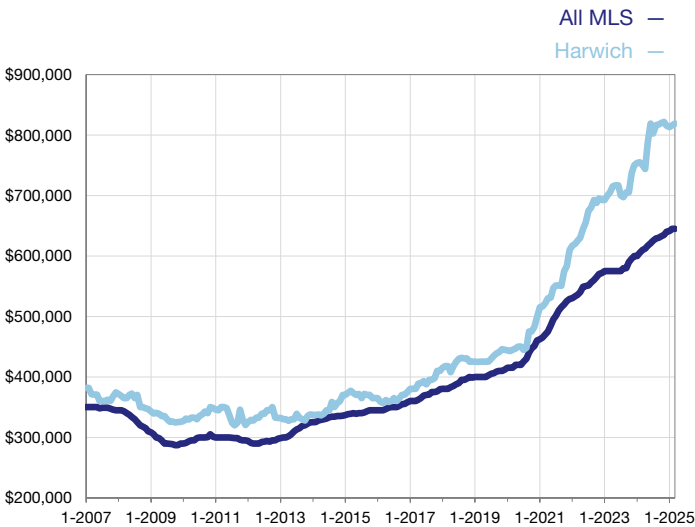
Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	5	+ 66.7%	3	6	+ 100.0%
Closed Sales	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$500,000	--	\$670,000	\$432,500	- 35.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	3.2	+ 146.2%	--	--	--
Cumulative Days on Market Until Sale	0	8	--	14	57	+ 307.1%
Percent of Original List Price Received*	0.0%	102.2%	--	100.3%	99.8%	- 0.5%
New Listings	2	4	+ 100.0%	5	9	+ 80.0%

* 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

