

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	18	+ 20.0%	74	70	- 5.4%
Closed Sales	18	15	- 16.7%	65	63	- 3.1%
Median Sales Price*	\$928,550	\$760,000	- 18.2%	\$813,000	\$775,000	- 4.7%
Inventory of Homes for Sale	41	72	+ 75.6%	--	--	--
Months Supply of Inventory	2.6	4.8	+ 84.6%	--	--	--
Cumulative Days on Market Until Sale	31	44	+ 41.9%	54	61	+ 13.0%
Percent of Original List Price Received*	100.7%	94.9%	- 5.8%	98.7%	96.3%	- 2.4%
New Listings	25	32	+ 28.0%	92	109	+ 18.5%

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

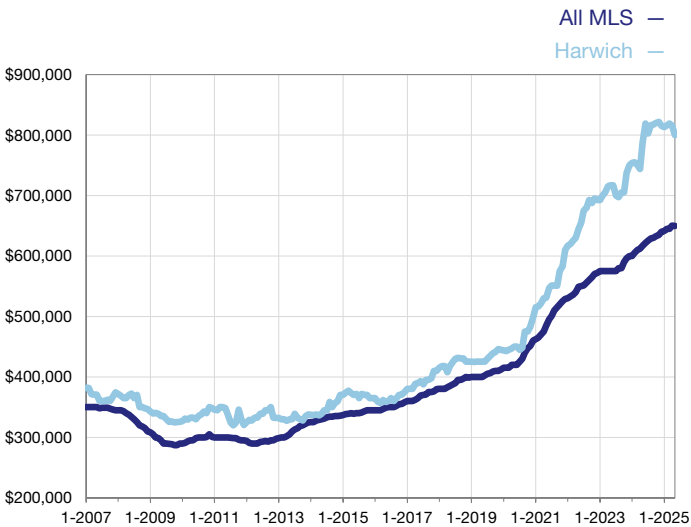
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	4	+ 33.3%	9	10	+ 11.1%
Closed Sales	3	3	0.0%	8	7	- 12.5%
Median Sales Price*	\$650,000	\$411,000	- 36.8%	\$545,000	\$365,000	- 33.0%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	1.2	5.9	+ 391.7%	--	--	--
Cumulative Days on Market Until Sale	128	11	- 91.4%	69	97	+ 40.6%
Percent of Original List Price Received*	98.5%	102.9%	+ 4.5%	99.1%	100.3%	+ 1.2%
New Listings	2	7	+ 250.0%	11	18	+ 63.6%

* 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

