

Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	16	25	+ 56.3%	90	92	+ 2.2%
Closed Sales	17	13	- 23.5%	82	77	- 6.1%
Median Sales Price*	\$1,300,000	\$805,000	- 38.1%	\$840,000	\$775,000	- 7.7%
Inventory of Homes for Sale	41	63	+ 53.7%	--	--	--
Months Supply of Inventory	2.6	4.1	+ 57.7%	--	--	--
Cumulative Days on Market Until Sale	34	57	+ 67.6%	50	60	+ 20.0%
Percent of Original List Price Received*	101.6%	97.2%	- 4.3%	99.3%	96.4%	- 2.9%
New Listings	17	17	0.0%	109	124	+ 13.8%

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

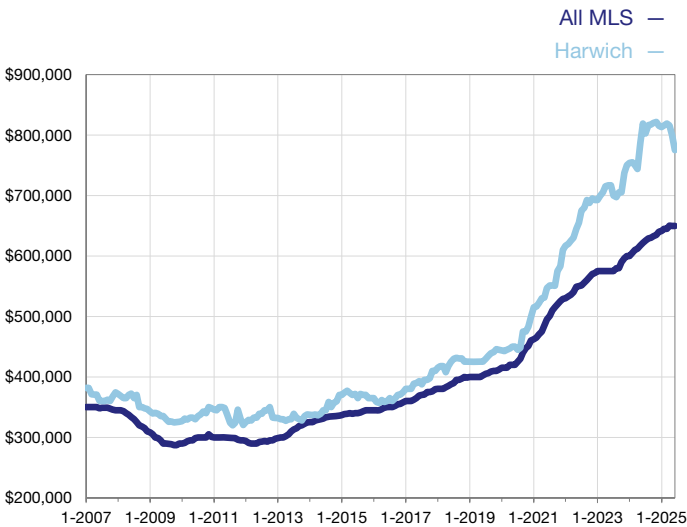
Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	4	+ 300.0%	10	15	+ 50.0%
Closed Sales	3	4	+ 33.3%	11	11	0.0%
Median Sales Price*	\$425,000	\$530,000	+ 24.7%	\$440,000	\$411,000	- 6.6%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--
Cumulative Days on Market Until Sale	49	72	+ 46.9%	64	88	+ 37.5%
Percent of Original List Price Received*	100.2%	93.9%	- 6.3%	99.4%	98.0%	- 1.4%
New Listings	2	1	- 50.0%	13	19	+ 46.2%

* 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

