

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	9	0.0%	183	192	+ 4.9%
Closed Sales	19	16	- 15.8%	185	191	+ 3.2%
Median Sales Price*	\$744,000	\$782,000	+ 5.1%	\$815,000	\$782,000	- 4.0%
Inventory of Homes for Sale	48	31	- 35.4%	--	--	--
Months Supply of Inventory	3.1	1.9	- 38.7%	--	--	--
Cumulative Days on Market Until Sale	37	83	+ 124.3%	40	58	+ 45.0%
Percent of Original List Price Received*	96.8%	95.8%	- 1.0%	98.8%	96.5%	- 2.3%
New Listings	13	3	- 76.9%	240	229	- 4.6%

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

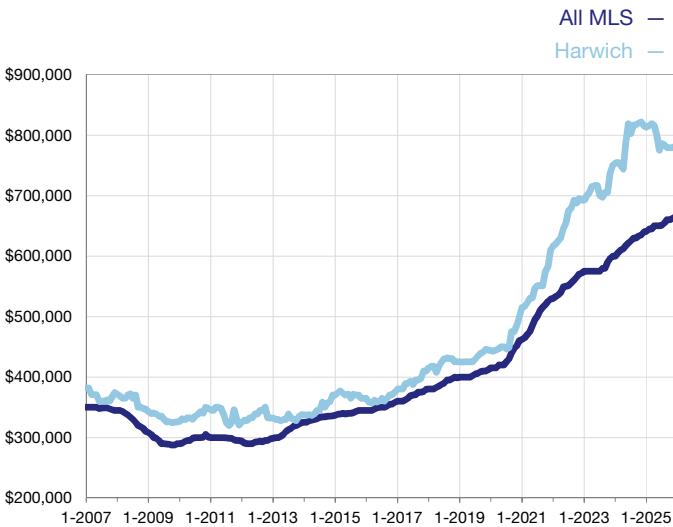
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	16	26	+ 62.5%
Closed Sales	1	3	+ 200.0%	17	25	+ 47.1%
Median Sales Price*	\$375,000	\$300,000	- 20.0%	\$425,000	\$370,000	- 12.9%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	5	28	+ 460.0%	73	85	+ 16.4%
Percent of Original List Price Received*	100.0%	73.8%	- 26.2%	97.2%	93.7%	- 3.6%
New Listings	0	0	--	19	33	+ 73.7%

* 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

