

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Harwich

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	16	0.0%	26	27	+ 3.8%
Closed Sales	10	7	- 30.0%	21	20	- 4.8%
Median Sales Price*	\$847,500	<b>\$765,000</b>	- 9.7%	\$800,000	<b>\$945,000</b>	+ 18.1%
Inventory of Homes for Sale	45	19	- 57.8%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	76	84	+ 10.5%	78	115	+ 47.4%
Percent of Original List Price Received*	92.8%	91.6%	- 1.3%	95.0%	91.8%	- 3.4%
New Listings	15	13	- 13.3%	29	21	- 27.6%

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

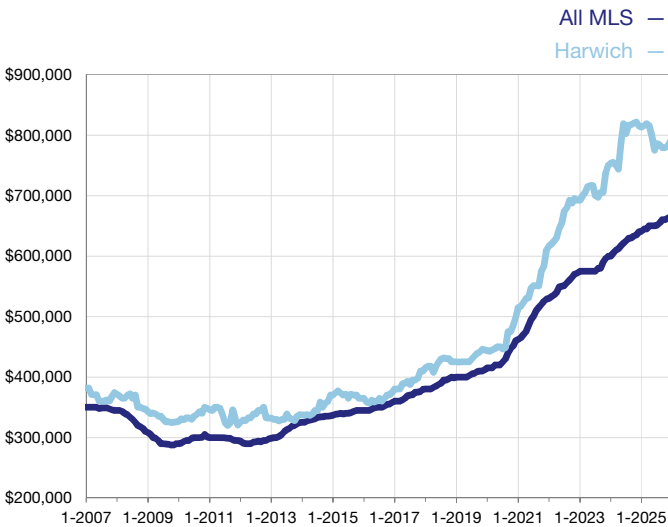
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$365,000	<b>\$408,750</b>	+ 12.0%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	4.1	3.7	- 9.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	106	71	- 33.0%
Percent of Original List Price Received*	0.0%	0.0%	--	97.3%	90.2%	- 7.3%
New Listings	3	3	0.0%	5	6	+ 20.0%

\* 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

