

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	12	+ 9.1%	37	36	- 2.7%
Closed Sales	14	17	+ 21.4%	35	37	+ 5.7%
Median Sales Price*	\$784,075	\$690,000	- 12.0%	\$793,150	\$750,000	- 5.4%
Inventory of Homes for Sale	48	21	- 56.3%	--	--	--
Months Supply of Inventory	3.2	1.3	- 59.4%	--	--	--
Cumulative Days on Market Until Sale	70	76	+ 8.6%	75	97	+ 29.3%
Percent of Original List Price Received*	98.2%	92.6%	- 5.7%	96.3%	92.2%	- 4.3%
New Listings	17	12	- 29.4%	46	32	- 30.4%

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

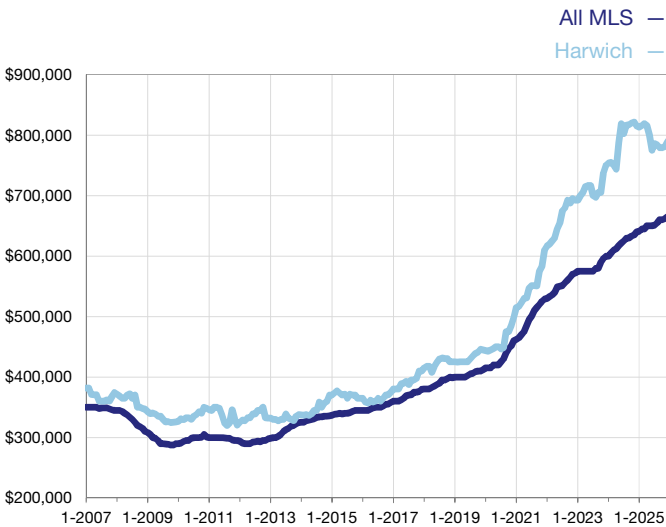
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	4	+ 33.3%	4	6	+ 50.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$500,000	\$407,500	- 18.5%	\$432,500	\$407,500	- 5.8%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	4.1	4.3	+ 4.9%	--	--	--
Cumulative Days on Market Until Sale	8	7	- 12.5%	57	39	- 31.6%
Percent of Original List Price Received*	102.2%	106.5%	+ 4.2%	99.8%	98.3%	- 1.5%
New Listings	3	7	+ 133.3%	8	14	+ 75.0%

* 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

