

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	20	+ 33.3%	52	55	+ 5.8%
Closed Sales	13	8	- 38.5%	48	45	- 6.3%
Median Sales Price*	\$779,000	\$771,500	- 1.0%	\$786,075	\$760,000	- 3.3%
Inventory of Homes for Sale	61	35	- 42.6%	--	--	--
Months Supply of Inventory	4.2	2.2	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	44	78	+ 77.3%	66	94	+ 42.4%
Percent of Original List Price Received*	98.0%	95.3%	- 2.8%	96.7%	92.7%	- 4.1%
New Listings	30	33	+ 10.0%	76	64	- 15.8%

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

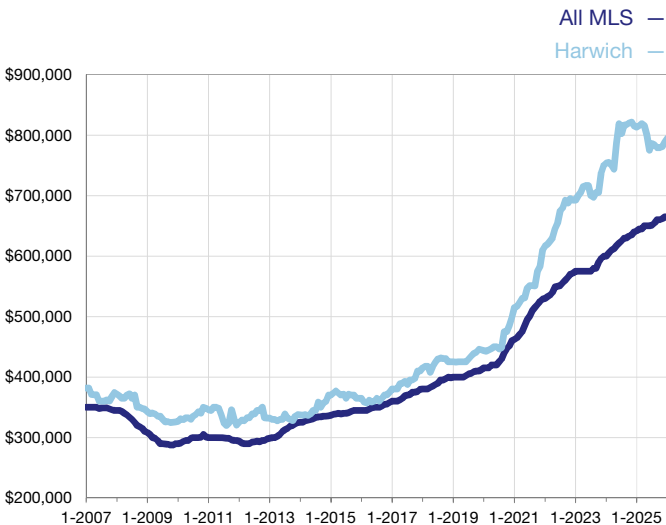
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	3	+ 50.0%	6	9	+ 50.0%
Closed Sales	2	3	+ 50.0%	4	7	+ 75.0%
Median Sales Price*	\$277,500	\$405,000	+ 45.9%	\$336,250	\$405,000	+ 20.4%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	3.8	3.4	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	267	44	- 83.5%	162	41	- 74.7%
Percent of Original List Price Received*	97.0%	95.8%	- 1.2%	98.4%	97.3%	- 1.1%
New Listings	1	2	+ 100.0%	9	16	+ 77.8%

* 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

