

Harwich

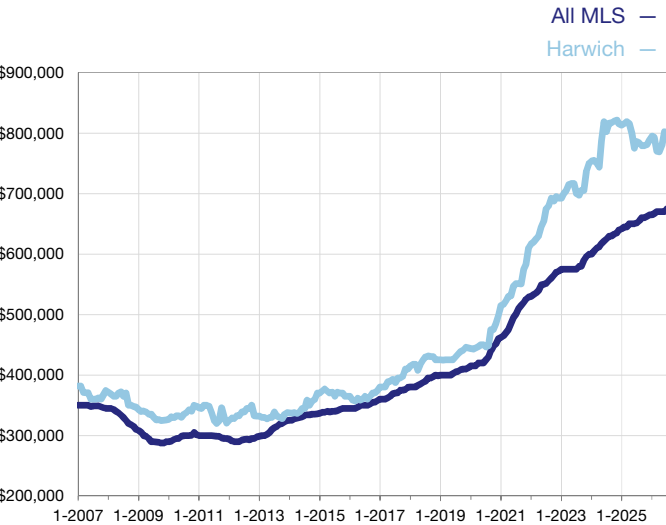
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	14	0.0%	103	107	+ 3.9%
Closed Sales	18	17	- 5.6%	96	99	+ 3.1%
Median Sales Price*	\$675,000	\$630,000	- 6.7%	\$760,000	\$785,000	+ 3.3%
Inventory of Homes for Sale	68	29	- 57.4%	--	--	--
Months Supply of Inventory	4.5	1.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	56	23	- 58.9%	59	58	- 1.7%
Percent of Original List Price Received*	94.8%	101.4%	+ 7.0%	96.2%	96.7%	+ 0.5%
New Listings	14	11	- 21.4%	138	113	- 18.1%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	18	20	+ 11.1%
Closed Sales	3	4	+ 33.3%	14	18	+ 28.6%
Median Sales Price*	\$339,000	\$355,000	+ 4.7%	\$372,000	\$382,500	+ 2.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	27	82	+ 203.7%	75	66	- 12.0%
Percent of Original List Price Received*	100.0%	92.1%	- 7.9%	98.4%	96.3%	- 2.1%
New Listings	3	3	0.0%	20	26	+ 30.0%

* 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

