

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

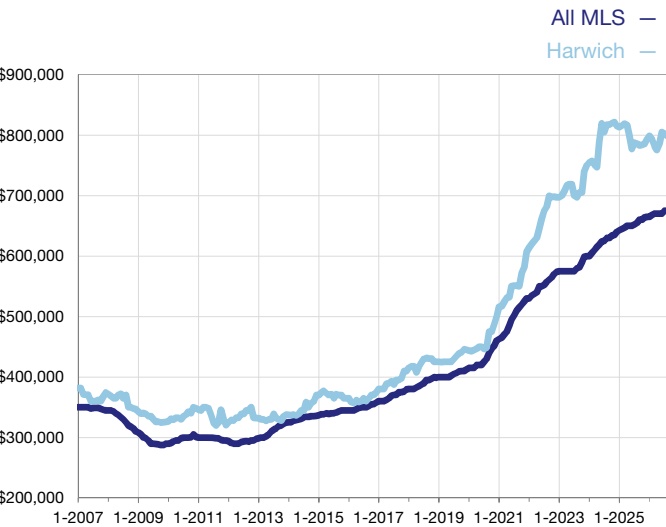
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	18	- 10.0%	125	121	- 3.2%
Closed Sales	15	13	- 13.3%	112	112	0.0%
Median Sales Price*	\$830,000	\$679,000	- 18.2%	\$764,500	\$777,500	+ 1.7%
Inventory of Homes for Sale	56	32	- 42.9%	--	--	--
Months Supply of Inventory	3.6	2.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	70	51	- 27.1%	60	57	- 5.0%
Percent of Original List Price Received*	95.8%	94.6%	- 1.3%	96.2%	96.5%	+ 0.3%
New Listings	21	20	- 4.8%	161	131	- 18.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	19	23	+ 21.1%
Closed Sales	3	2	- 33.3%	17	20	+ 17.6%
Median Sales Price*	\$370,000	\$452,000	+ 22.2%	\$370,000	\$392,500	+ 6.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	135	28	- 79.3%	86	62	- 27.9%
Percent of Original List Price Received*	93.1%	96.4%	+ 3.5%	97.5%	96.3%	- 1.2%
New Listings	1	5	+ 400.0%	21	29	+ 38.1%

* 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

