

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Harwich

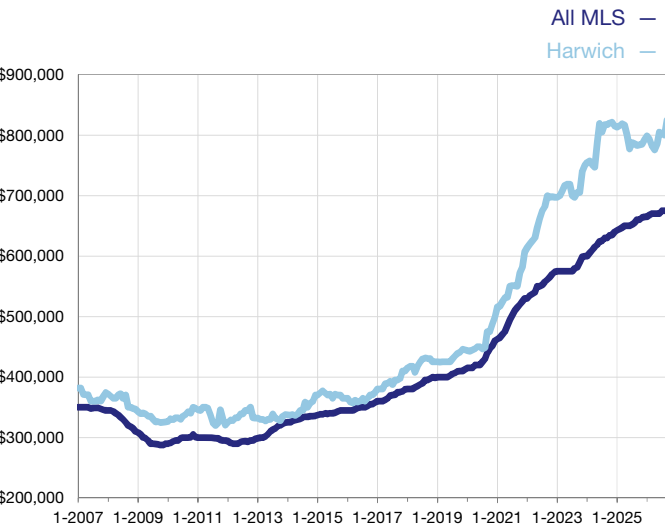
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	28	20	- 28.6%	153	137	- 10.5%
Closed Sales	22	13	- 40.9%	134	126	- 6.0%
Median Sales Price*	\$762,500	\$1,025,000	+ 34.4%	\$764,500	\$830,000	+ 8.6%
Inventory of Homes for Sale	57	41	- 28.1%	--	--	--
Months Supply of Inventory	3.4	2.7	- 20.6%	--	--	--
Cumulative Days on Market Until Sale	65	43	- 33.8%	61	55	- 9.8%
Percent of Original List Price Received*	93.6%	95.8%	+ 2.4%	95.7%	96.4%	+ 0.7%
New Listings	32	29	- 9.4%	193	162	- 16.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	21	24	+ 14.3%
Closed Sales	1	3	+ 200.0%	18	23	+ 27.8%
Median Sales Price*	\$320,000	\$415,000	+ 29.7%	\$367,500	\$395,000	+ 7.5%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	3.5	1.9	- 45.7%	--	--	--
Cumulative Days on Market Until Sale	49	79	+ 61.2%	84	64	- 23.8%
Percent of Original List Price Received*	97.3%	95.5%	- 1.8%	97.5%	96.2%	- 1.3%
New Listings	6	2	- 66.7%	27	32	+ 18.5%

* 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

