Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Harwich

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	22	**10**	- 54.5%	175	**147**	- 16.0%
Closed Sales	26	**13**	- 50.0%	160	**139**	- 13.1%
Median Sales Price*	$1,049,500	**$700,000**	- 33.3%	$782,000	**$825,000**	+ 5.5%
Inventory of Homes for Sale	54	**46**	- 14.8%	--	--	--
Months Supply of Inventory	3.2	**3.3**	+ 3.1%	--	--	--
Cumulative Days on Market Until Sale	49	**32**	- 34.7%	59	**53**	- 10.2%
Percent of Original List Price Received*	99.6%	**99.1%**	- 0.5%	96.4%	**96.7%**	+ 0.3%
New Listings	23	**18**	- 21.7%	216	**177**	- 18.1%

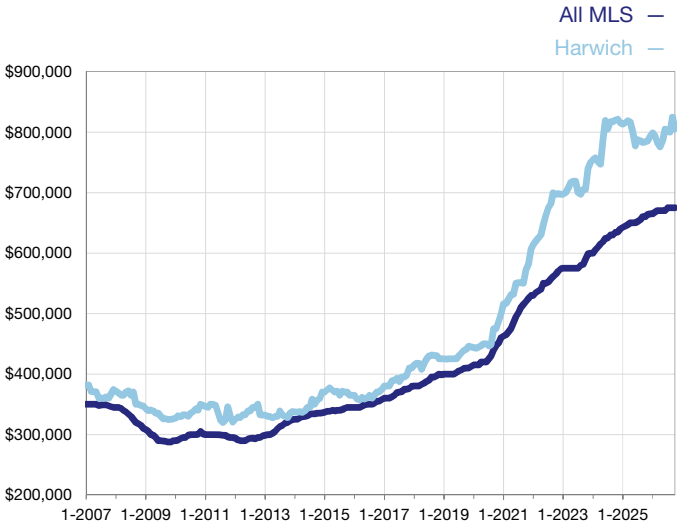
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

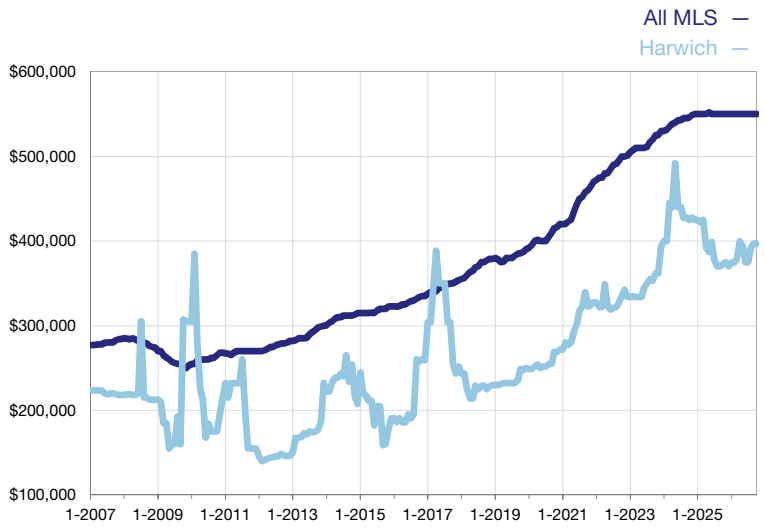
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	23	**25**	+ 8.7%
Closed Sales	1	**3**	+ 200.0%	19	**26**	+ 36.8%
Median Sales Price*	$1,040,000	**$415,000**	- 60.1%	$370,000	**$397,000**	+ 7.3%
Inventory of Homes for Sale	11	**4**	- 63.6%	--	--	--
Months Supply of Inventory	4.6	**1.6**	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	23	**20**	- 13.0%	80	**59**	- 26.3%
Percent of Original List Price Received*	95.0%	**97.6%**	+ 2.7%	97.4%	**96.4%**	- 1.0%
New Listings	5	**1**	- 80.0%	32	**33**	+ 3.1%

* 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



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