

Local Market Update – October 2024

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



Harwich

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	25	+ 78.6%	152	171	+ 12.5%
Closed Sales	23	20	- 13.0%	149	155	+ 4.0%
Median Sales Price*	\$832,000	\$902,500	+ 8.5%	\$742,500	\$831,000	+ 11.9%
Inventory of Homes for Sale	40	54	+ 35.0%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	27	41	+ 51.9%
Percent of Original List Price Received*	99.7%	100.4%	+ 0.7%	99.3%	99.1%	- 0.2%
New Listings	24	33	+ 37.5%	188	222	+ 18.1%

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

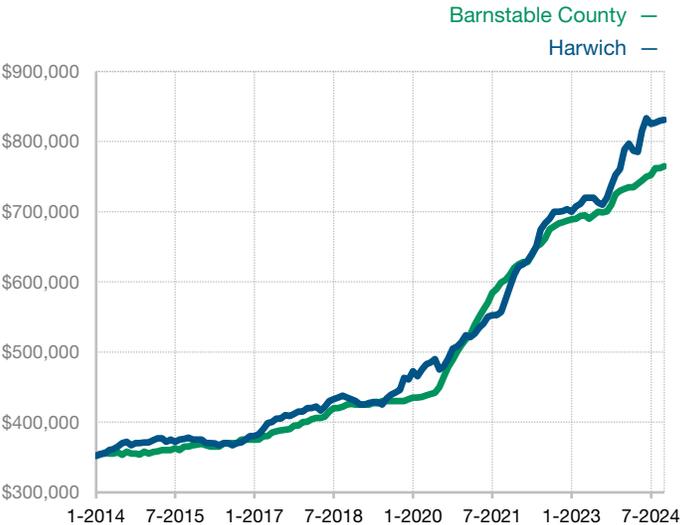
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	24	23	- 4.2%
Closed Sales	2	3	+ 50.0%	24	21	- 12.5%
Median Sales Price*	\$509,500	\$600,000	+ 17.8%	\$393,750	\$425,000	+ 7.9%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	34	124	+ 264.7%	33	43	+ 30.3%
Percent of Original List Price Received*	101.0%	90.9%	- 10.0%	99.8%	97.5%	- 2.3%
New Listings	2	6	+ 200.0%	28	26	- 7.1%

* 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

