

Local Market Update – February 2021

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



Harwich

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	18	- 14.3%	38	34	- 10.5%
Closed Sales	16	15	- 6.3%	39	36	- 7.7%
Median Sales Price*	\$414,500	\$430,000	+ 3.7%	\$404,000	\$517,500	+ 28.1%
Inventory of Homes for Sale	75	16	- 78.7%	--	--	--
Months Supply of Inventory	2.9	0.6	- 79.3%	--	--	--
Cumulative Days on Market Until Sale	177	67	- 62.1%	156	65	- 58.3%
Percent of Original List Price Received*	93.1%	101.5%	+ 9.0%	92.9%	99.6%	+ 7.2%
New Listings	27	13	- 51.9%	49	27	- 44.9%

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

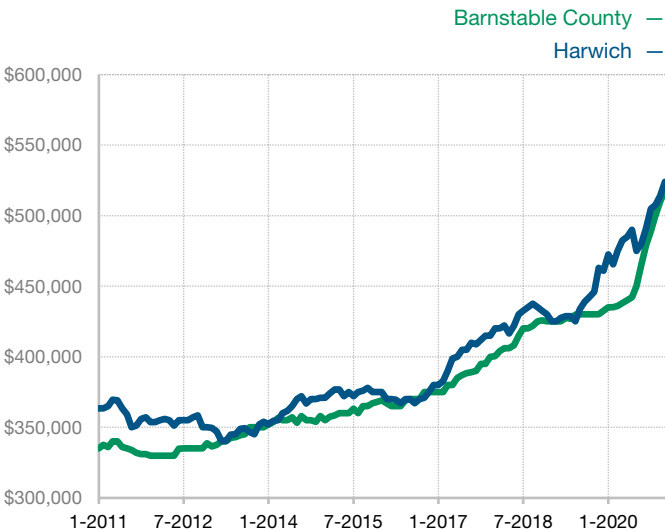
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	1	- 75.0%	4	9	+ 125.0%
Closed Sales	0	5	--	2	10	+ 400.0%
Median Sales Price*	\$0	\$390,000	--	\$191,000	\$339,500	+ 77.7%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	2.6	1.0	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	0	131	--	195	100	- 48.7%
Percent of Original List Price Received*	0.0%	93.9%	--	83.6%	95.1%	+ 13.8%
New Listings	3	3	0.0%	4	5	+ 25.0%

* 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

