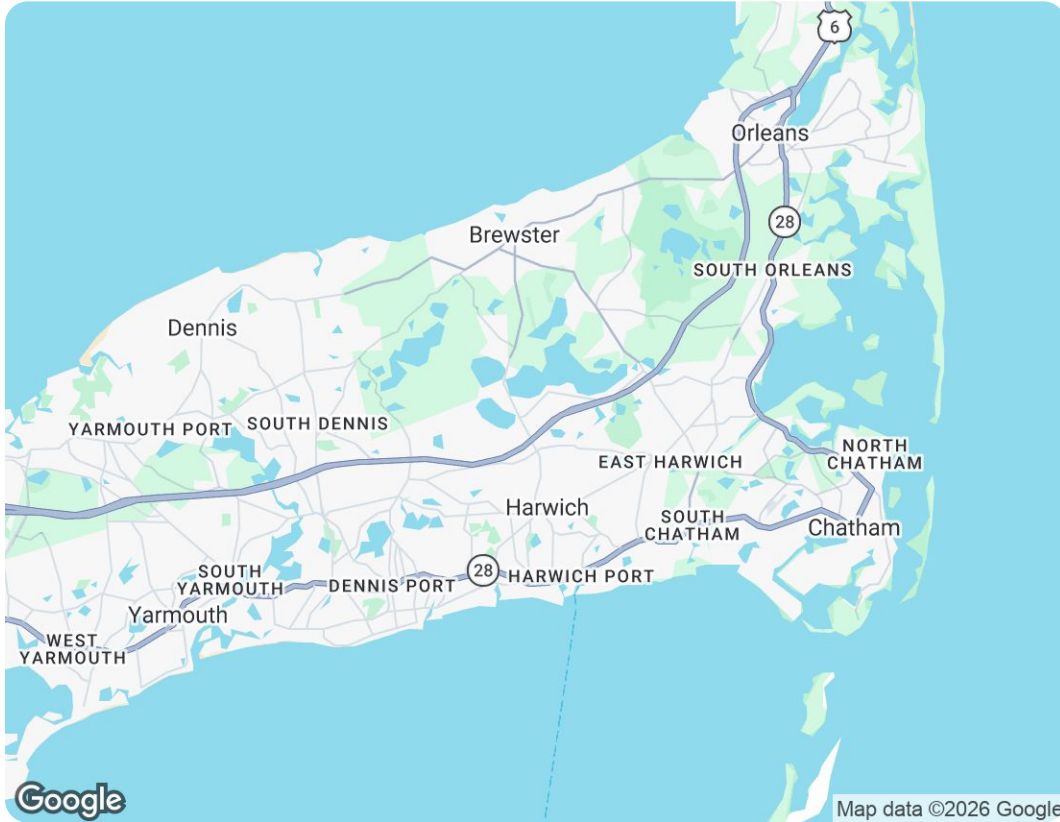


# Harwich, Massachusetts



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Realtor

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— ATLANTIC BROKERAGE —

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95 Eldredge Park Way

Orleans, MA 02653

Harwich, Massachusetts

Market Trends

Market Trends for Harwich, Massachusetts

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

2.82

↑ 41% MoM

Sold to List Price %

100.1%

↑ 2.77% MoM

Median Days in RPR

7

↓ 78.13% MoM

Median Sold Price

\$866,000

↑ 29.45% MoM

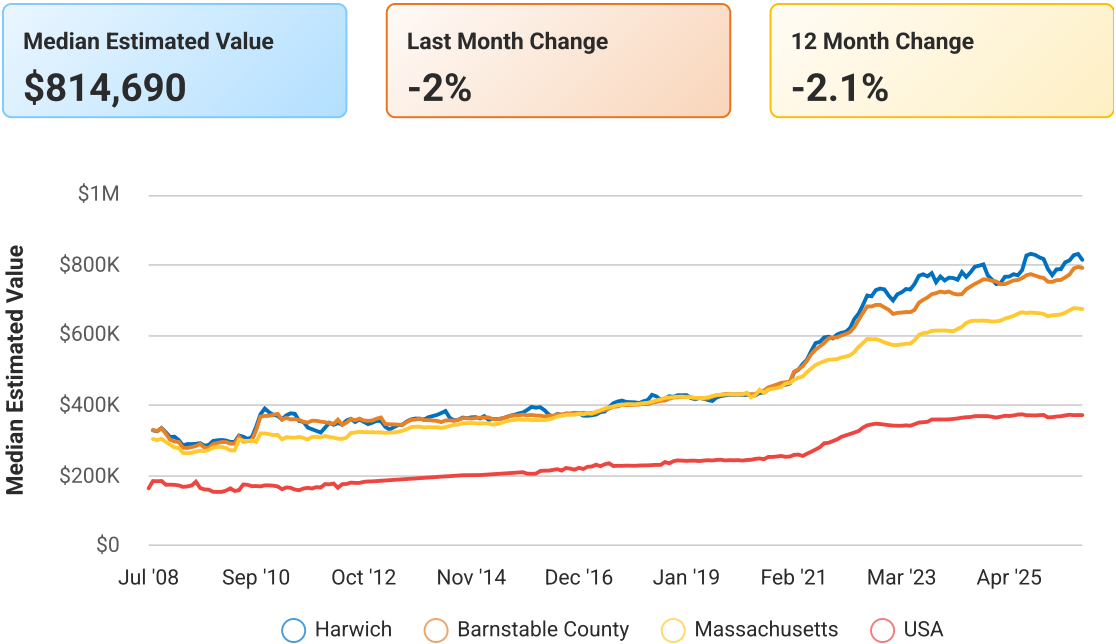
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



# Harwich, Massachusetts

## September 2026 Active Listings

### Harwich, Massachusetts

Single Family + Condo/Townhouse/Apt.

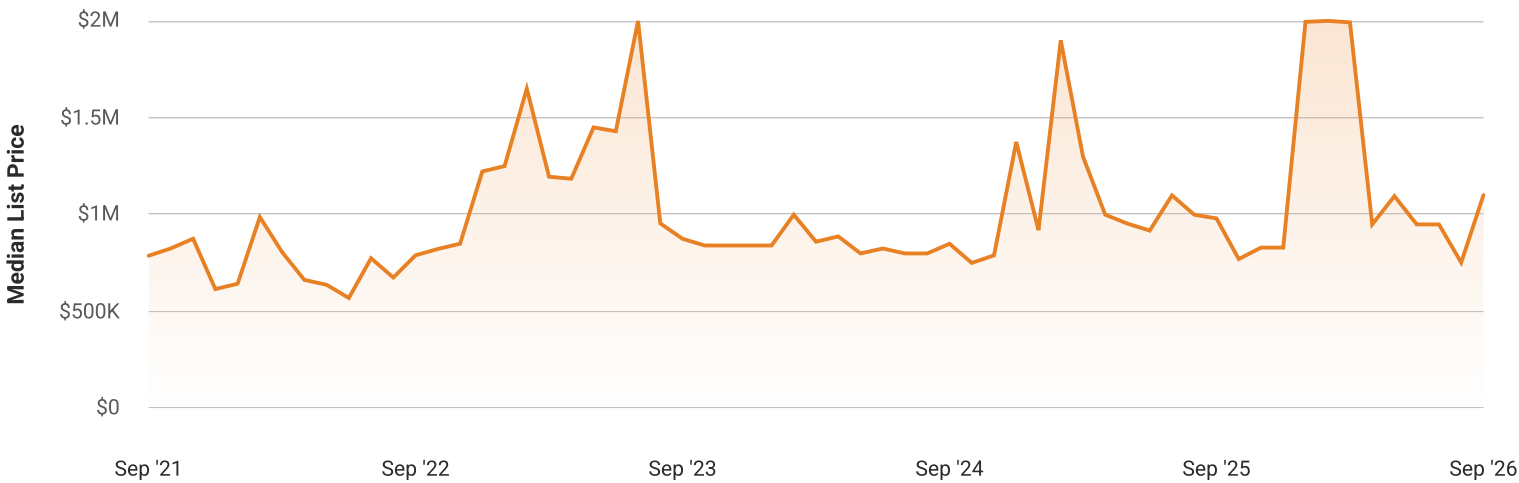
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,100,000

↑ 46.3% Month over Month



# Harwich, Massachusetts

## September 2026 Sold Listings

### Harwich, Massachusetts

Single Family + Condo/Townhouse/Apt.

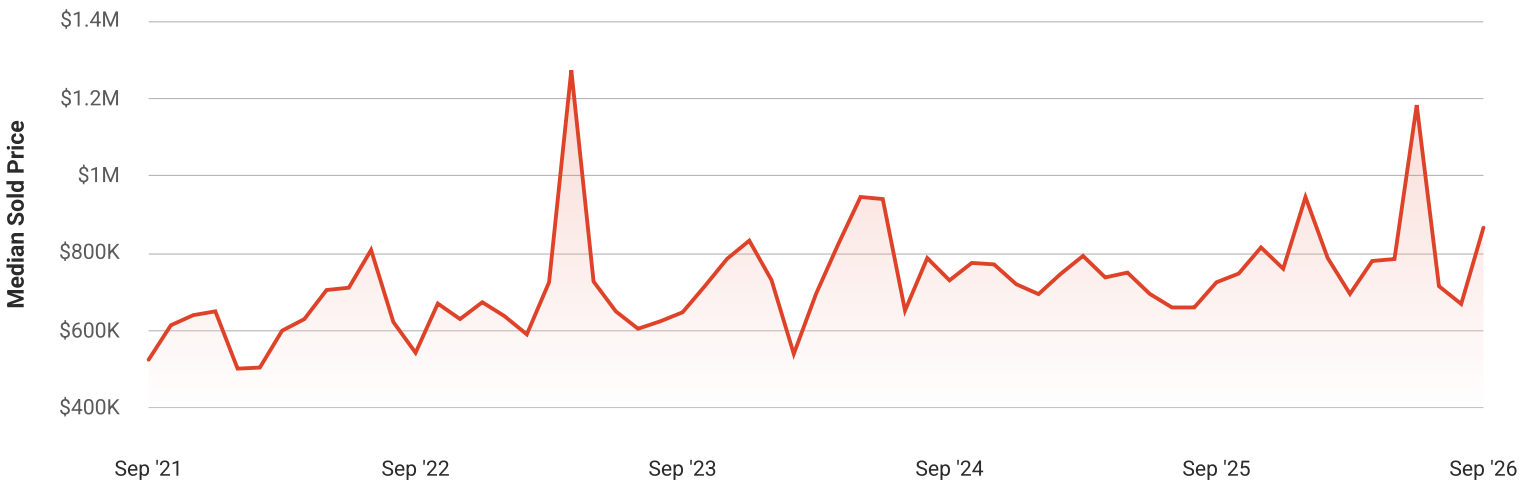
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$866,000

↑ 29.4% Month over Month



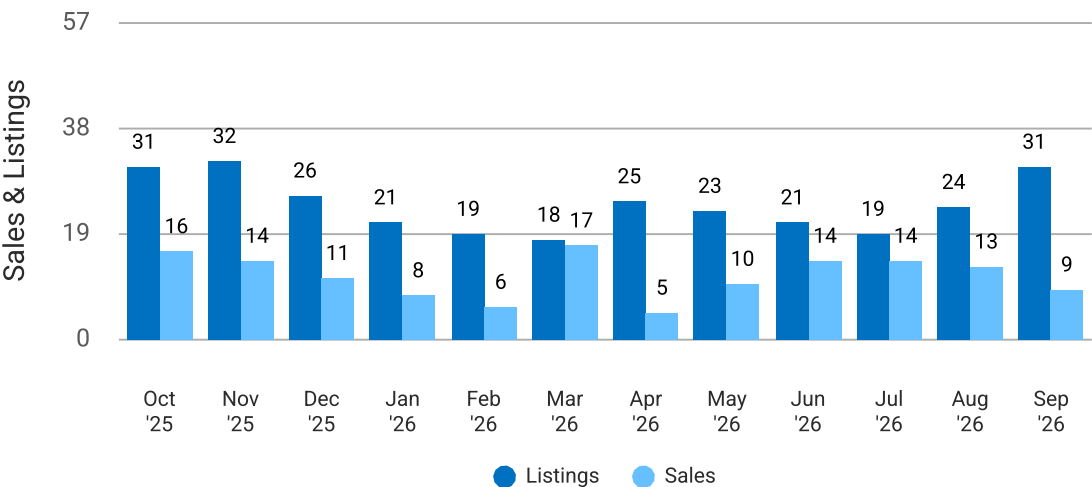
## Total Sales and Active Listings in Harwich, Massachusetts

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



# Harwich, Massachusetts

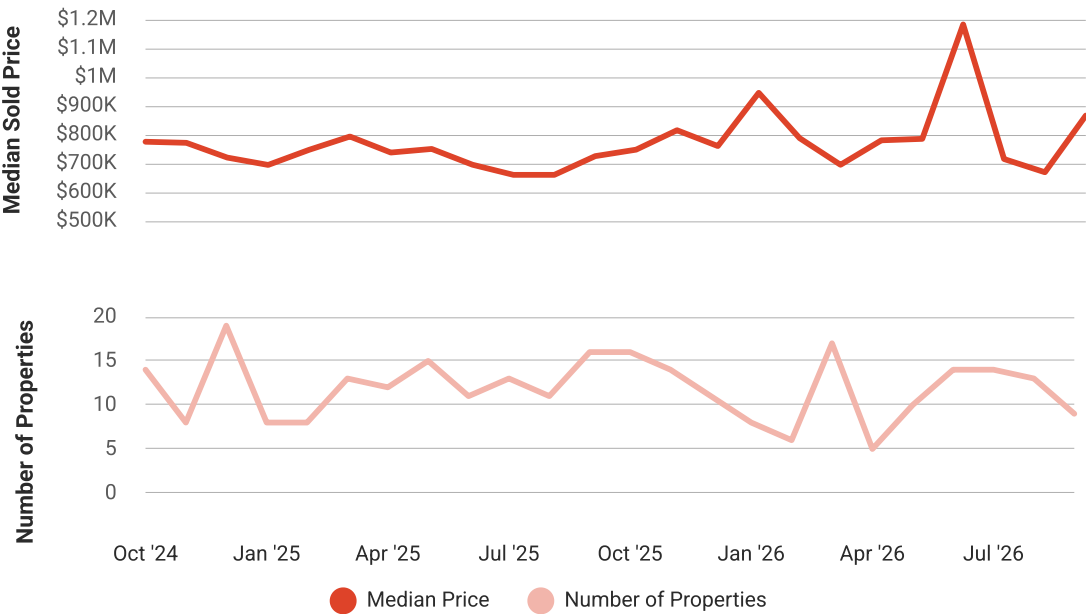
## Median Sold Price vs Sold Listings in Harwich, Massachusetts

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



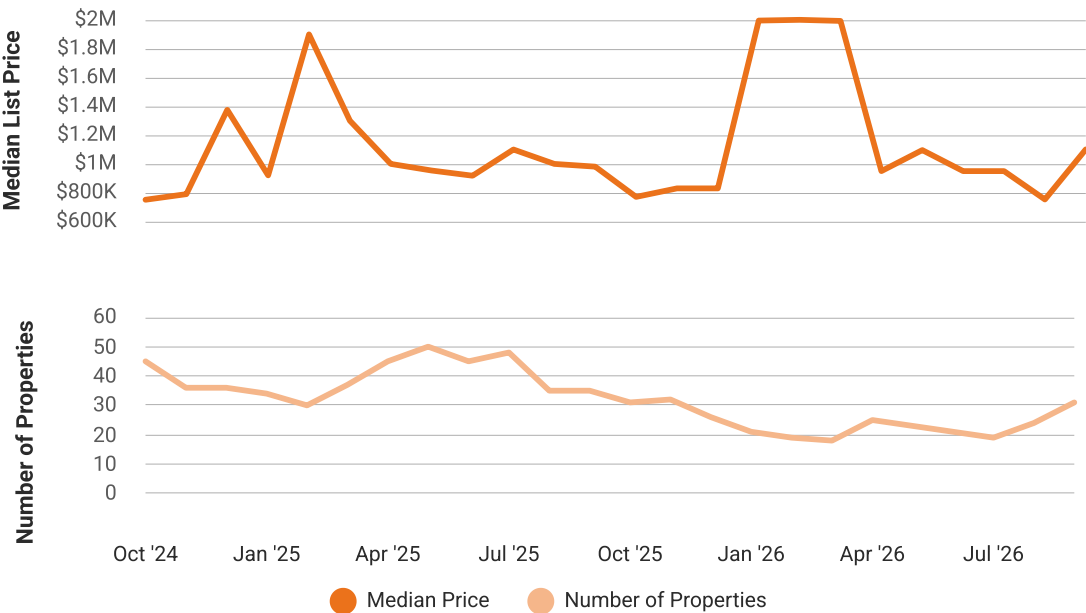
## Median List Price vs Active Listings in Harwich, Massachusetts

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



# Market Snapshot

## Value and Price Changes

|                                                              | Current     | Last Month           | Last 3 Months          | Last 12 Months       | Last 24 Months       | Last 36 Months       |
|--------------------------------------------------------------|-------------|----------------------|------------------------|----------------------|----------------------|----------------------|
| <b>Median Est. Property Value</b><br>Last Updated: 9/30/2026 | \$814,690   | \$831,700<br>-2.05%  | \$813,090<br>+0.2%     | \$832,000<br>-2.08%  | \$798,220<br>+2.06%  | \$767,900<br>+6.09%  |
| <b>Median Sold Price</b><br>Last Updated: 9/30/2026          | \$866,000   | \$669,000<br>+29.45% | \$1,182,500<br>-26.77% | \$725,000<br>+19.45% | \$730,000<br>+18.63% | \$647,500<br>+33.75% |
| <b>Median List Price</b><br>Last Updated: 9/30/2026          | \$1,100,000 | \$752,000<br>+46.28% | \$949,000<br>+15.91%   | \$980,000<br>+12.24% | \$849,000<br>+29.56% | \$874,500<br>+25.79% |

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

# Market Activity

### Market Activity Filters

**Sort Order:** Date

**Maximum Properties Per Change Type:** 10

**Change Types:** New Listings, Pending, Closed, Distressed

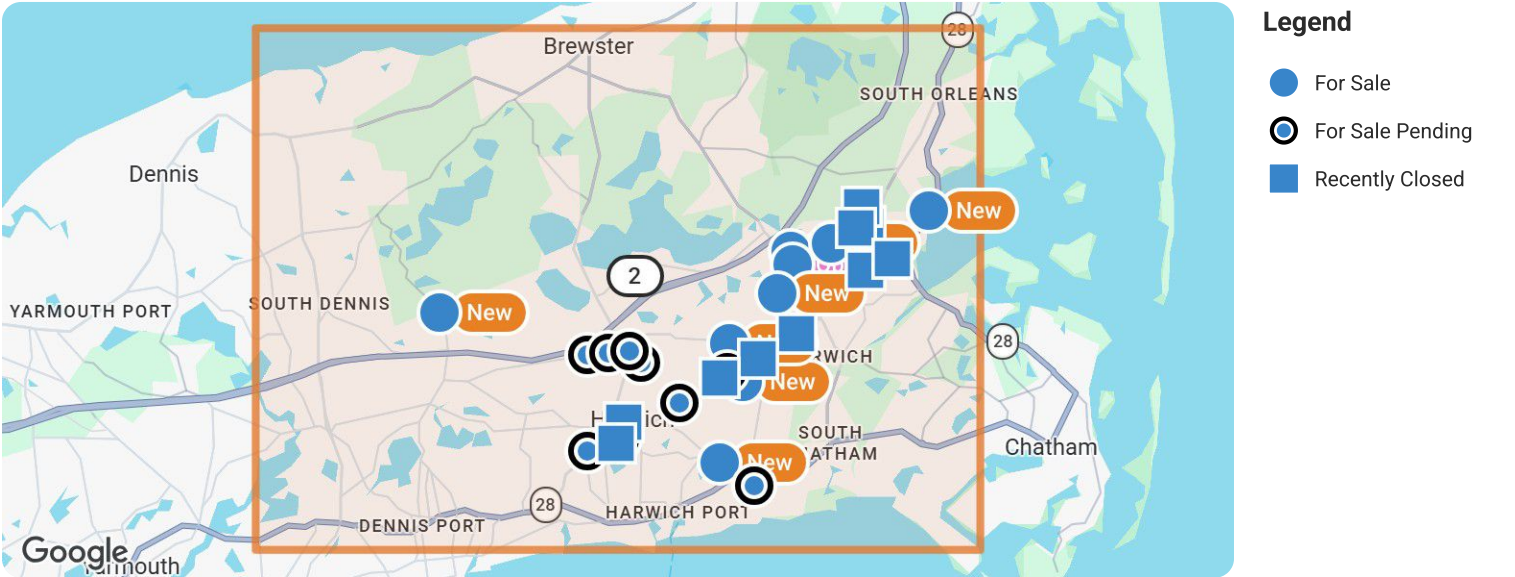
**Property Types:** Single Family, Condo/Townhouse/Apt

**Property Features:** Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

# Harwich, Massachusetts

## Summary

For Sale Activity in the Last 3 Months



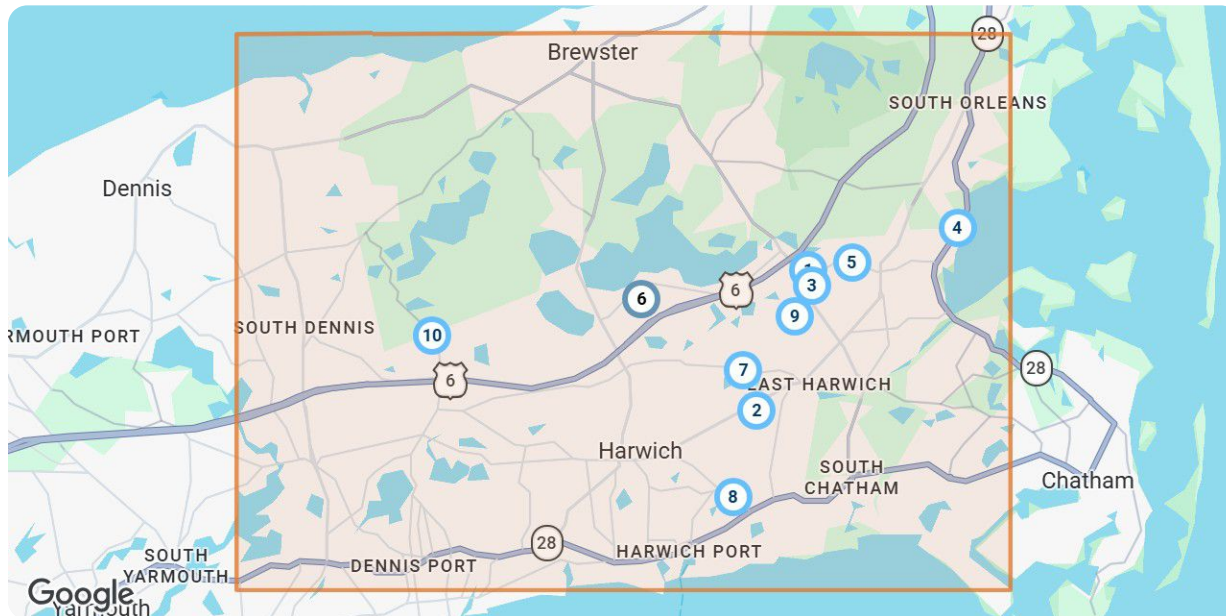
|                                   | New         | Pending     | Closed                    |
|-----------------------------------|-------------|-------------|---------------------------|
| Number of Properties              | 10          | 10          | 10                        |
| Lowest Listing Price / Est.Value  | \$540,000   | \$375,000   | \$590,000                 |
| Median Listing Price / Est.Value  | \$674,000   | \$747,450   | \$777,500                 |
| Highest Listing Price / Est.Value | \$1,200,000 | \$1,495,000 | \$1,350,000               |
| Average Price / sqft              | \$488       | \$496       | \$531                     |
| Median Price / sqft               | \$471       | \$448       | \$546                     |
| Average Days in RPR               | 19          | 25          | 37                        |
| Median Days in RPR                | 14          | 10          | 10                        |
| Total Volume                      | \$7,439,000 | \$8,956,800 | \$8,444,000               |
| Source                            | Listings    | Listings    | Public Records & Listings |

# Harwich, Massachusetts

## Market Activity Breakdown

### New

Source: Listings



#### Legend

- Active For Sale
- Active Under Contract

#### New: 10 properties

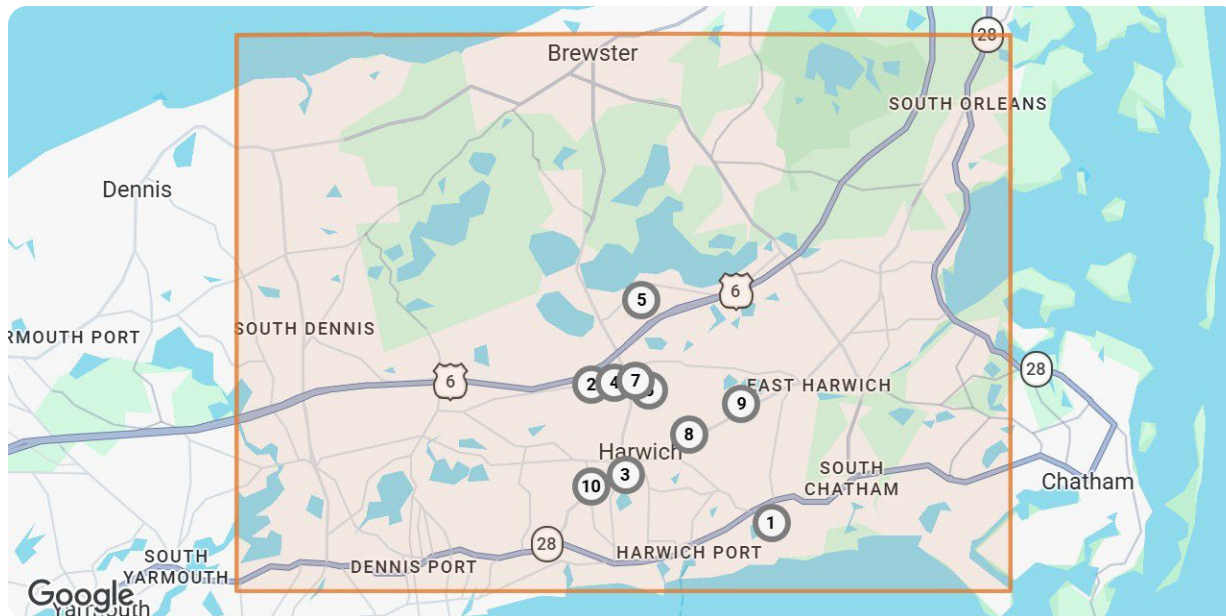
|   |                                                                                                                                                                                                                                                                     | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size   | Year Built | List Date / Days in RPR | List Price / \$ Per Sq Ft |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|---------------------|------------|------------|-------------------------|---------------------------|
| 1 |  <b>488 Main St</b><br><b>Harwich, MA 02645</b><br>MLS ID: 73593314<br>● Active / For Sale<br><i>Listing Courtesy of REDFIN CORP.</i>                                            | Single Family | 2/1          | 927                 | 0.3 acres  | 1973       | 10/21/2026<br>– days    | \$540,000<br>\$583/sq ft  |
| 2 |  <b>17 Locust Grove Rd</b><br><b>Harwich, MA 02645</b><br>MLS ID: 22605241<br>● Active / For Sale<br><i>Listing Courtesy of Compass Massachusetts, LLC</i>                       | Single Family | 4/3          | 1,512               | 0.25 acres | 1990       | 10/14/2026<br>7 days    | \$749,000<br>\$495/sq ft  |
| 3 |  <b>686 Queen Anne Rd</b><br><b>Harwich, MA 02645</b><br>MLS ID: 22605211<br>● Active / For Sale<br><i>Listing Courtesy of Keller Williams Realty</i>                            | Single Family | 2/1          | 925                 | 0.33 acres | 1960       | 10/13/2026<br>8 days    | \$600,000<br>\$649/sq ft  |
| 4 |  <b>5 Penobscot Way</b><br><b>Harwich, MA 02645</b><br>MLS ID: 73591208<br>● Active Under Contract / For Sale<br><i>Listing Courtesy of GIBSON SOTHEY'S INTERNATIONAL REALTY</i> | Single Family | 3/2          | 1,476               | 0.46 acres | 1993       | 10/7/2026<br>14 days    | \$659,000<br>\$446/sq ft  |
| 5 |  <b>33 Holmes Rd</b><br><b>Harwich, MA 02645</b><br>MLS ID: 22605197<br>● Active / For Sale<br><i>Listing Courtesy of Kinlin Grover Compass</i>                                  | Single Family | 3/2          | 1,652               | 0.29 acres | 1983       | 10/11/2026<br>10 days   | \$659,000<br>\$399/sq ft  |

# Harwich, Massachusetts

| New: 10 properties |                                                                                                                                                                                                                                                                       | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size   | Year Built | List Date / Days in RPR | List Price / \$ Per Sq Ft  |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|---------------------|------------|------------|-------------------------|----------------------------|
| 6                  |  <p><b>1 Kimberley Way</b><br/><b>Harwich, MA 02645</b><br/>MLS ID: 73566510<br/>● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of INSIGHT REALTY GROUP, INC.</i></p> | Single Family | 3/2          | 1,240               | 0.36 acres | 1989       | 8/20/2026<br>62 days    | \$649,000<br>\$523/sq ft   |
| 7                  |  <p><b>32 Pleasant Bay Rd</b><br/><b>Harwich, MA 02645</b><br/>MLS ID: 22605117<br/>● Active / For Sale</p> <p><i>Listing Courtesy of Compass Massachusetts, LLC</i></p>             | Single Family | 4/4          | 3,274               | 0.94 acres | 1988       | 10/8/2026<br>13 days    | \$995,000<br>\$304/sq ft   |
| 8                  |  <p><b>22 Little Ln</b><br/><b>Harwich, MA 02645</b><br/>MLS ID: 22605100<br/>● Active / For Sale</p> <p><i>Listing Courtesy of Gibson Sotheby's South End</i></p>                   | Single Family | 4/2          | 2,116               | 0.41 acres | 1966       | 10/7/2026<br>14 days    | \$689,000<br>\$326/sq ft   |
| 9                  |  <p><b>149 Round Cove Rd</b><br/><b>Harwich, MA 02645</b><br/>MLS ID: 22604959<br/>● Active / For Sale</p> <p><i>Listing Courtesy of Peterson Realty Inc.</i></p>                    | Single Family | 4/2          | 1,763               | 0.47 acres | 1986       | 9/30/2026<br>21 days    | \$699,000<br>\$396/sq ft   |
| 10                 |  <p><b>5 Evelyns Dr</b><br/><b>Harwich, MA 02645</b><br/>MLS ID: 22604944<br/>● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>                      | Single Family | 3/2          | 1,584               | 0.85 acres | 1980       | 9/29/2026<br>22 days    | \$1,200,000<br>\$758/sq ft |

## Pending

Source: Listings



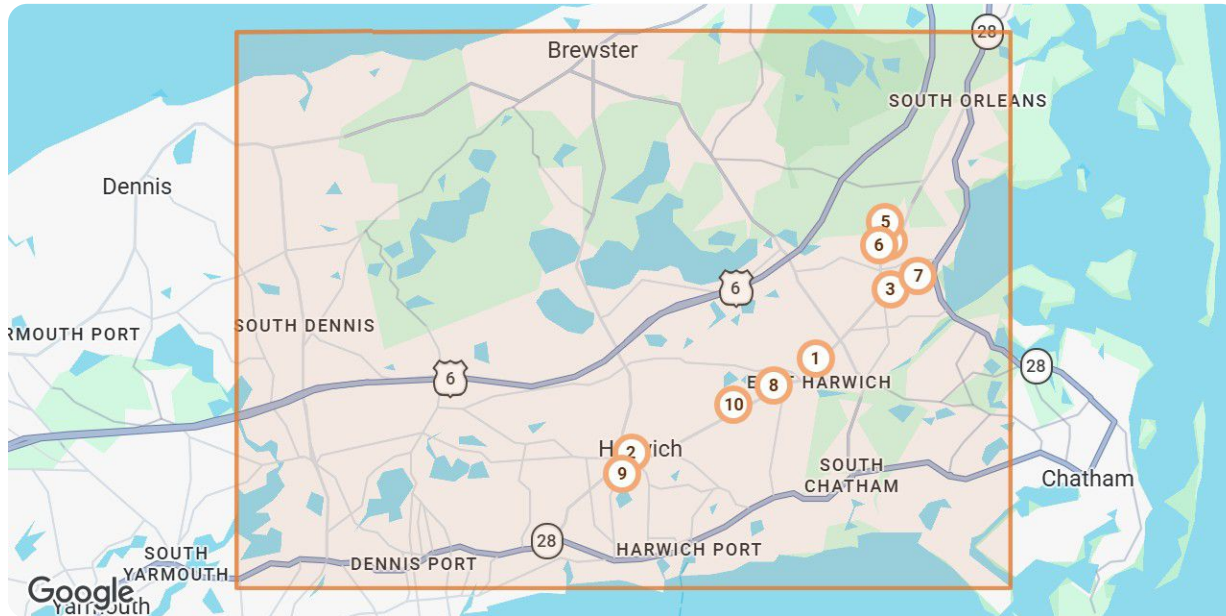
# Harwich, Massachusetts

| Pending: 10 properties                                         |                                                                                     | Property Type                                                                                  | Beds / Baths         | Living Area (sq ft) | Lot Size / Year Built | List Date           | List Price / \$ Per Sq Ft               | Pending Date / Days in RPR |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------|---------------------|-----------------------|---------------------|-----------------------------------------|----------------------------|
| 1                                                              |    | <b>107 Continental Dr</b><br>Harwich, MA 02645<br>MLS ID: 22605278<br>🕒 Pending / For Sale     | Single Family        | 3/3                 | 2,872                 | 0.36 acres<br>1985  | 10/15/2026<br>\$849,000<br>\$296/sq ft  | 10/20/2026<br>5 days       |
| Listing Courtesy of On the Move Real Estate                    |                                                                                     |                                                                                                |                      |                     |                       |                     |                                         |                            |
| 2                                                              |    | <b>2 Harding Ln</b><br>Harwich, MA 02645<br>MLS ID: 22604817<br>🕒 Pending / For Sale           | Single Family        | 3/3                 | 2,498                 | 0.52 acres<br>1998  | 9/15/2026<br>\$1,495,000<br>\$598/sq ft | 10/19/2026<br>34 days      |
| Listing Courtesy of William Raveis Real Estate & Home Services |                                                                                     |                                                                                                |                      |                     |                       |                     |                                         |                            |
| 3                                                              |    | <b>1 Kimberley Way</b><br>Harwich, MA 02645<br>MLS ID: 22604137<br>🕒 Pending / For Sale        | Single Family        | 3/2                 | 1,240                 | 0.36 acres<br>1989  | 8/21/2026<br>\$649,000<br>\$523/sq ft   | 10/12/2026<br>52 days      |
| Listing Courtesy of Insight Realty Group, Inc                  |                                                                                     |                                                                                                |                      |                     |                       |                     |                                         |                            |
| 4                                                              |    | <b>658 Main St</b><br>Harwich, MA 02645<br>MLS ID: 22603830<br>🕒 Pending / For Sale            | Single Family        | 4/3                 | 1,946                 | 0.51 acres<br>1800  | 8/6/2026<br>\$799,900<br>\$411/sq ft    | 10/9/2026<br>64 days       |
| Listing Courtesy of Gibson Sotheby's International Realty      |                                                                                     |                                                                                                |                      |                     |                       |                     |                                         |                            |
| 5                                                              |   | <b>25 Ocean St</b><br>Harwich, MA 02645<br>MLS ID: 22604938<br>🕒 Pending / For Sale            | Single Family        | 3/2                 | 1,507                 | 3,485 sqft<br>1870  | 10/1/2026<br>\$1,350,000<br>\$896/sq ft | 10/8/2026<br>7 days        |
| Listing Courtesy of Jack Conway & Co Inc                       |                                                                                     |                                                                                                |                      |                     |                       |                     |                                         |                            |
| 6                                                              |  | <b>5 Penobscot Way</b><br>Harwich, MA 02645<br>MLS ID: 22605110<br>🕒 Pending / For Sale        | Single Family        | 3/2                 | 1,498                 | 0.46 acres<br>1993  | 10/7/2026<br>\$659,000<br>\$440/sq ft   | 10/8/2026<br>1 day         |
| Listing Courtesy of Gibson Sotheby's International Realty      |                                                                                     |                                                                                                |                      |                     |                       |                     |                                         |                            |
| 7                                                              |  | <b>2 Englewood Dr, Apt E8</b><br>Harwich, MA 02645<br>MLS ID: 22604977<br>🕒 Pending / For Sale | Condo/Townhouse/Apt. | 2/2                 | 994                   | —<br>1986           | 10/1/2026<br>\$375,000<br>\$377/sq ft   | 10/6/2026<br>5 days        |
| Listing Courtesy of Kinlin Grover Compass                      |                                                                                     |                                                                                                |                      |                     |                       |                     |                                         |                            |
| 8                                                              |  | <b>25 Bakers Dr</b><br>Harwich, MA 02645<br>MLS ID: 22603626<br>🕒 Pending / For Sale           | Single Family        | 4/3                 | 1,512                 | 10,019 sqft<br>1972 | 7/27/2026<br>\$689,900<br>\$456/sq ft   | 10/5/2026<br>70 days       |
| Listing Courtesy of William Raveis Real Estate & Home Services |                                                                                     |                                                                                                |                      |                     |                       |                     |                                         |                            |
| 9                                                              |  | <b>39 Lakewood Dr</b><br>Harwich, MA 02645<br>MLS ID: 22604804<br>🕒 Pending / For Sale         | Single Family        | 3/2                 | 1,255                 | 0.33 acres<br>1971  | 9/22/2026<br>\$695,000<br>\$554/sq ft   | 9/26/2026<br>4 days        |
| Listing Courtesy of Gibson Sotheby's International Realty      |                                                                                     |                                                                                                |                      |                     |                       |                     |                                         |                            |
| 10                                                             |  | <b>4 Aarons Way</b><br>Harwich, MA 02645<br>MLS ID: 22604605<br>🕒 Pending / For Sale           | Single Family        | 4/3                 | 3,443                 | 0.92 acres<br>2019  | 9/13/2026<br>\$1,395,000<br>\$405/sq ft | 9/25/2026<br>12 days       |
| Listing Courtesy of Gibson Sotheby's International Realty      |                                                                                     |                                                                                                |                      |                     |                       |                     |                                         |                            |

# Harwich, Massachusetts

## Closed

Source: Public Records and Listings



### Legend

● Closed

| Closed: 10 properties                                               |                                                                                     | Property Type                                                                    | Beds / Baths  | Living Area (sq ft) | Lot Size / Year Built | Closed Date / Days in RPR | Closed Price / \$ Per Sq Ft | List to Sold Price %       |         |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------|---------------------|-----------------------|---------------------------|-----------------------------|----------------------------|---------|
| 1                                                                   |  | 17 Woody Glen Rd<br>Harwich, MA 02645<br>MLS ID: 22604448<br>Closed / For Sale   | Single Family | 4/4                 | 2,240                 | 1.49 acres<br>2022        | 10/14/2026<br>8 days        | \$925,000<br>\$413/sq ft   | ↑ 2.89% |
| Courtesy of William Raveis Real Estate & Home Services              |                                                                                     |                                                                                  |               |                     |                       |                           |                             |                            |         |
| 2                                                                   |  | 92 Azalea Dr<br>Harwich, MA 02645<br>MLS ID: 22600500<br>Closed / For Sale       | Single Family | 3/3                 | 2,144                 | 0.35 acres<br>1995        | 10/9/2026<br>205 days       | \$700,000<br>\$326/sq ft   | ↓ 3.98% |
| Courtesy of Fathom Realty, LLC                                      |                                                                                     |                                                                                  |               |                     |                       |                           |                             |                            |         |
| 3                                                                   |  | 2 Brettwood Rd<br>Harwich, MA 02645<br>MLS ID: 22602394<br>Closed / For Sale     | Single Family | 3/3                 | 1,968                 | 0.37 acres<br>1952        | 10/9/2026<br>79 days        | \$1,350,000<br>\$686/sq ft | ↓ 5.26% |
| Courtesy of Christie's International Real Estate Atlantic Brokerage |                                                                                     |                                                                                  |               |                     |                       |                           |                             |                            |         |
| 4                                                                   |  | 4 Old Mill Ln<br>Harwich, MA 02645<br>MLS ID: 22604512<br>Closed / For Sale      | Single Family | 2/2                 | 1,056                 | 0.27 acres<br>1960        | 10/9/2026<br>6 days         | \$649,000<br>\$615/sq ft   | ↓ 0.15% |
| Courtesy of Chatelain Real Estate                                   |                                                                                     |                                                                                  |               |                     |                       |                           |                             |                            |         |
| 5                                                                   |  | 5 Alexanders Chase<br>Harwich, MA 02645<br>MLS ID: 22604337<br>Closed / For Sale | Single Family | 3/3                 | 2,182                 | 0.46 acres<br>1999        | 10/8/2026<br>4 days         | \$1,170,000<br>\$536/sq ft | ↑ 4.93% |
| Courtesy of eXp Realty, LLC                                         |                                                                                     |                                                                                  |               |                     |                       |                           |                             |                            |         |

# Harwich, Massachusetts

| Closed: 10 properties |                                                                                                                                                                                                                                                                                          | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | Closed Date / Days in RPR | Closed Price / \$ Per Sq Ft | List to Sold Price % |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|---------------------|-----------------------|---------------------------|-----------------------------|----------------------|
| 6                     | <div></div> <div><b>21 Old Colony Rd</b><br/><b>Harwich, MA 02645</b><br/>MLS ID: 22604030<br/>Closed / For Sale</div> <div>Courtesy of Gibson Sotheby's International Realty</div>                     | Single Family | 4/2          | 2,031               | 1.33 acres<br>1965    | 10/7/2026<br>9 days       | \$855,000<br>\$421/sq ft    | ↑ 0.71%              |
| 7                     | <div></div> <div><b>18 Christopher Way</b><br/><b>Harwich, MA 02645</b><br/>MLS ID: 22604278<br/>Closed / For Sale</div> <div>Courtesy of Christie's International Real Estate Atlantic Brokerage</div> | Single Family | 3/2          | 1,144               | 0.43 acres<br>1986    | 10/6/2026<br>6 days       | \$636,000<br>\$556/sq ft    | ↓ 0.61%              |
| 8                     | <div></div> <div><b>7 Elliot Way</b><br/><b>Harwich, MA 02645</b><br/>MLS ID: 22604224<br/>Closed / For Sale</div> <div>Courtesy of Compass Massachusetts, LLC</div>                                    | Single Family | 3/2          | 1,040               | 9,583 sqft<br>1971    | 10/5/2026<br>10 days      | \$669,000<br>\$643/sq ft    | —                    |
| 9                     | <div></div> <div><b>118 Wayside Rd</b><br/><b>Harwich, MA 02645</b><br/>MLS ID: 22603643<br/>Closed / For Sale</div> <div>Courtesy of Margo &amp; Company</div>                                         | Single Family | 3/3          | 1,440               | 0.42 acres<br>1966    | 10/5/2026<br>25 days      | \$900,000<br>\$625/sq ft    | ↓ 1.64%              |
| 10                    | <div></div> <div><b>3 Halls Way</b><br/><b>Harwich, MA 02645</b><br/>MLS ID: 22603431<br/>Closed / For Sale</div> <div>Courtesy of William Raveis Real Estate &amp; Home Services</div>                | Single Family | 2/1          | 1,208               | 10,019 sqft<br>1965   | 10/2/2026<br>21 days      | \$590,000<br>\$488/sq ft    | ↓ 1.5%               |

## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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