

Harwich 02645

ZIP code · MA · Massachusetts > Barnstable County

BALANCED MARKET

\$705K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

150

SALES (12 MO)

\$739K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



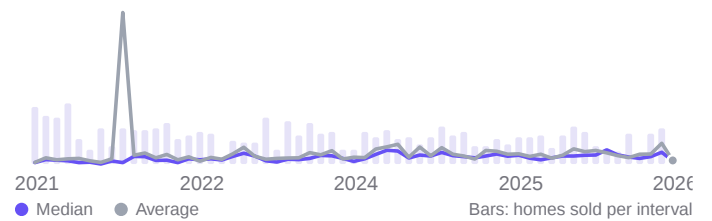
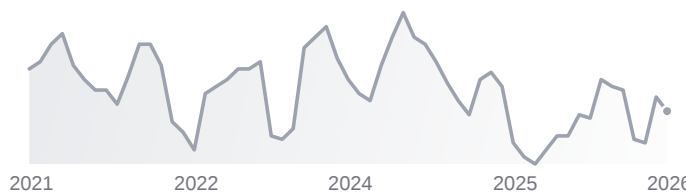
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$555K · Average \$573K

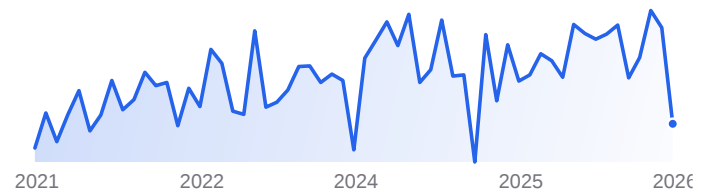
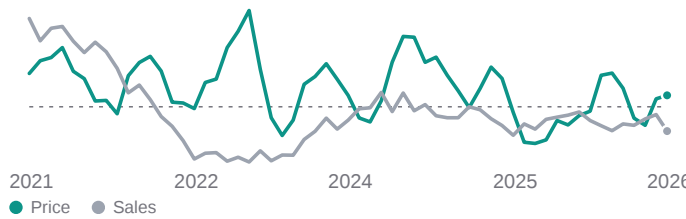


Growth (year over year)

Price +6.0% · Sales -12.8%

Price per square foot

\$359/ft²

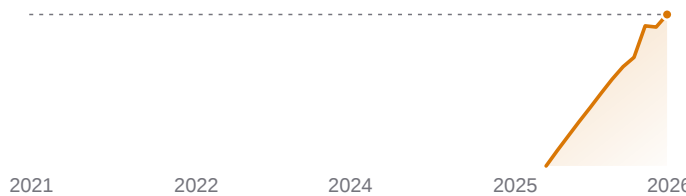


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

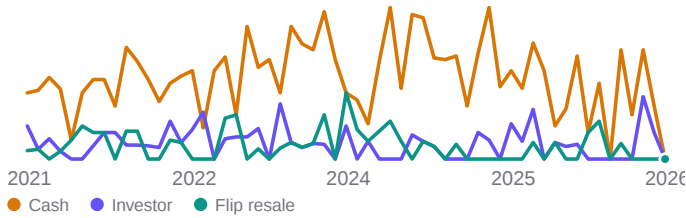
2.4%



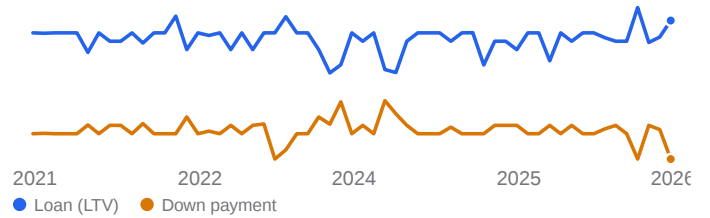
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

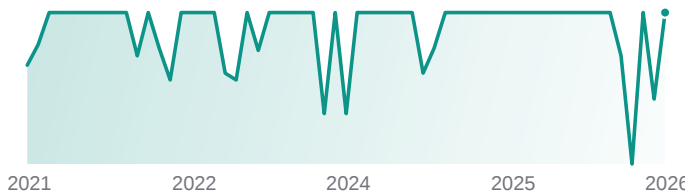


Financing (share of purchase price) Loan (LTV) 87% · Down payment 5.0%



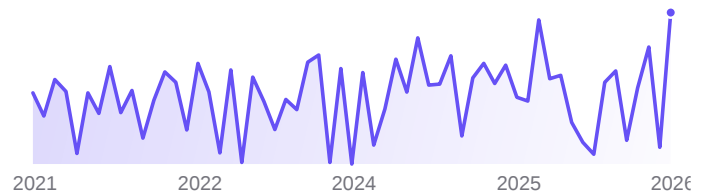
Sellers who sold at a gain

100%



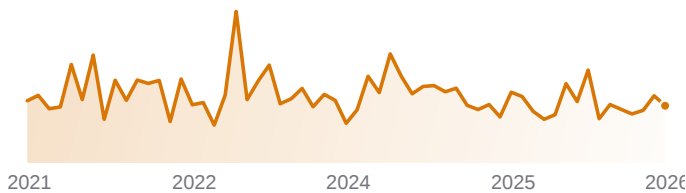
Typical hold before selling

28.9 yrs



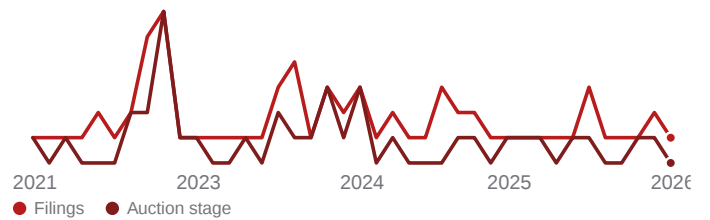
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,344
Median value (AVM)	\$739K
Median size	1,572 ft²
Median bedrooms	3
Median year built	1980
Single family	94%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.7%
Owner occupied	57%
Company owned	19%
Median loan-to-value	33%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	10,500
Density	570 / mi ²
Median household income	\$89K
Average household income	\$114K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	46
Homes occupied	72%
Bachelor's or higher	23%
Poverty rate	3.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.