

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	19	+ 72.7%	290	263	- 9.3%
Closed Sales	21	22	+ 4.8%	283	261	- 7.8%
Median Sales Price*	\$590,000	\$627,500	+ 6.4%	\$630,000	\$679,000	+ 7.8%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	29	- 21.6%	31	25	- 19.4%
Percent of Original List Price Received*	99.4%	96.8%	- 2.6%	102.3%	102.7%	+ 0.4%
New Listings	11	6	- 45.5%	316	294	- 7.0%

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

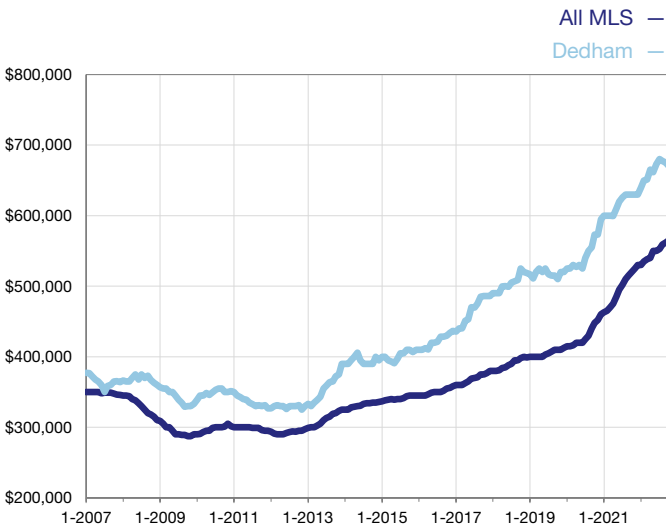
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	61	44	- 27.9%
Closed Sales	6	5	- 16.7%	58	44	- 24.1%
Median Sales Price*	\$687,325	\$394,000	- 42.7%	\$470,644	\$454,950	- 3.3%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	75	37	- 50.7%	37	40	+ 8.1%
Percent of Original List Price Received*	96.2%	99.6%	+ 3.5%	99.5%	100.0%	+ 0.5%
New Listings	6	3	- 50.0%	82	49	- 40.2%

* 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

