

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	10	6	- 40.0%
Closed Sales	13	12	- 7.7%	13	12	- 7.7%
Median Sales Price*	\$700,000	\$585,000	- 16.4%	\$700,000	\$585,000	- 16.4%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	43	+ 87.0%	23	43	+ 87.0%
Percent of Original List Price Received*	101.6%	96.8%	- 4.7%	101.6%	96.8%	- 4.7%
New Listings	13	6	- 53.8%	13	6	- 53.8%

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

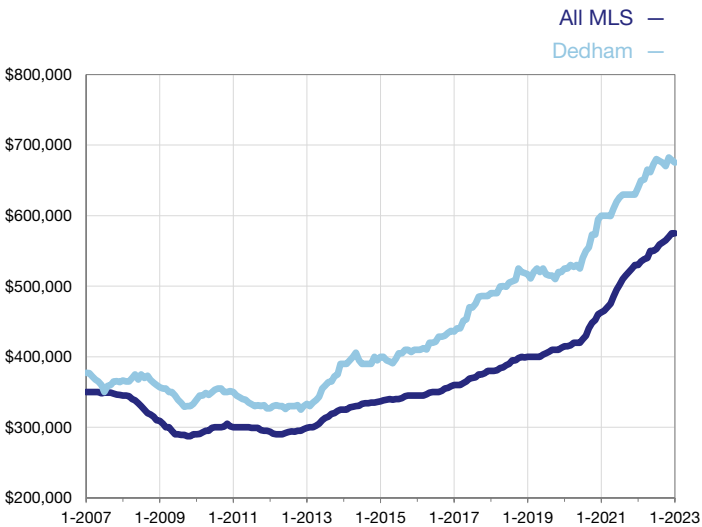
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*	\$747,500	\$780,000	+ 4.3%	\$747,500	\$780,000	+ 4.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	62	21	- 66.1%	62	21	- 66.1%
Percent of Original List Price Received*	98.1%	96.3%	- 1.8%	98.1%	96.3%	- 1.8%
New Listings	0	2	--	0	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

