Local Market Update – June 2016

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Dedham

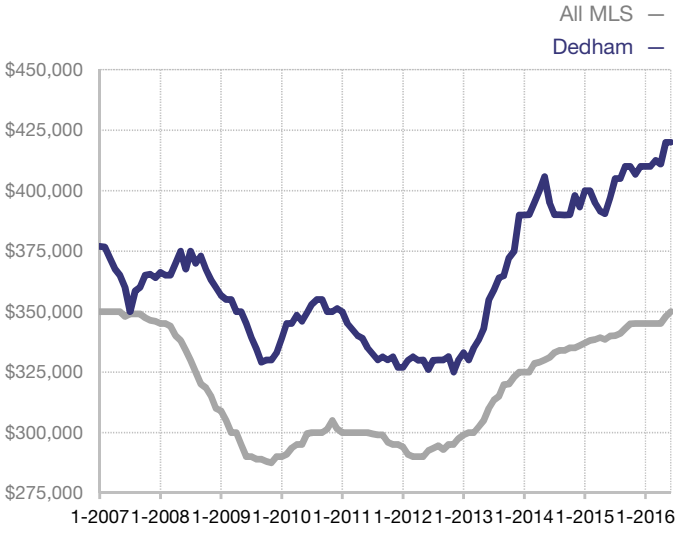
Single-Family Properties	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	28	**46**	+ 64.3%	156	**160**	+ 2.6%
Closed Sales	37	**33**	- 10.8%	112	**118**	+ 5.4%
Median Sales Price*	$422,000	**$420,000**	- 0.5%	$398,500	**$423,500**	+ 6.3%
Inventory of Homes for Sale	63	**39**	- 38.1%	--	--	--
Months Supply of Inventory	3.0	**1.7**	- 43.3%	--	--	--
Cumulative Days on Market Until Sale	58	**29**	- 50.0%	73	**56**	- 23.3%
Percent of Original List Price Received*	99.0%	**100.5%**	+ 1.5%	96.0%	**97.3%**	+ 1.4%
New Listings	46	**46**	0.0%	192	**196**	+ 2.1%

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

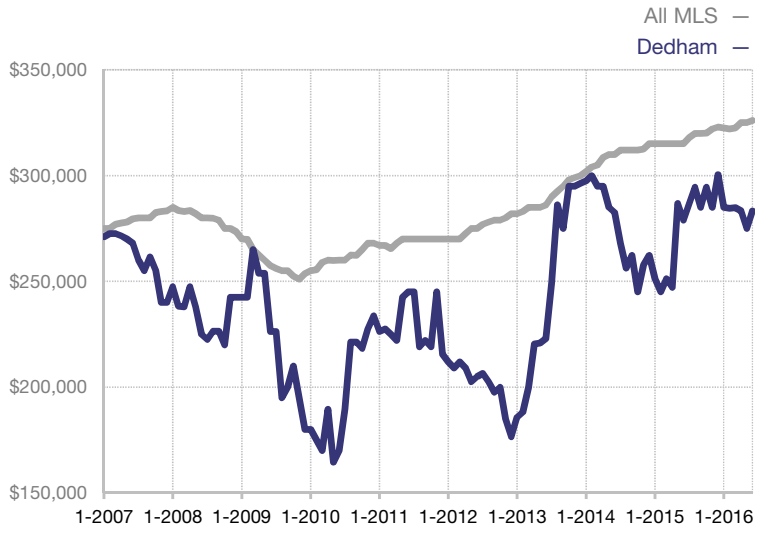
Condominium Properties	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	2	**1**	- 50.0%	22	**28**	+ 27.3%
Closed Sales	9	**6**	- 33.3%	18	**20**	+ 11.1%
Median Sales Price*	$215,000	**$313,500**	+ 45.8%	$317,325	**$281,500**	- 11.3%
Inventory of Homes for Sale	7	**4**	- 42.9%	--	--	--
Months Supply of Inventory	2.1	**1.2**	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	35	**49**	+ 40.0%	54	**61**	+ 13.0%
Percent of Original List Price Received*	98.3%	**101.1%**	+ 2.8%	98.6%	**97.9%**	- 0.7%
New Listings	4	**2**	- 50.0%	29	**29**	0.0%

* 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



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