Local Market Update – June 2018

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

Dedham

Single-Family Properties	June			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	28	**36**	+ 28.6%	156	**161**	+ 3.2%
Closed Sales	42	**33**	- 21.4%	139	**131**	- 5.8%
Median Sales Price*	$537,500	**$542,500**	+ 0.9%	$510,000	**$532,500**	+ 4.4%
Inventory of Homes for Sale	46	**43**	- 6.5%	--	--	--
Months Supply of Inventory	1.9	**2.0**	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	35	**27**	- 22.9%	47	**35**	- 25.5%
Percent of Original List Price Received*	99.5%	**104.0%**	+ 4.5%	99.5%	**101.0%**	+ 1.5%
New Listings	30	**33**	+ 10.0%	189	**196**	+ 3.7%

* 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	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	4	**6**	+ 50.0%	21	**23**	+ 9.5%
Closed Sales	8	**4**	- 50.0%	21	**20**	- 4.8%
Median Sales Price*	$402,500	**$380,000**	- 5.6%	$299,900	**$371,250**	+ 23.8%
Inventory of Homes for Sale	2	**2**	0.0%	--	--	--
Months Supply of Inventory	0.5	**0.6**	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	21	**25**	+ 19.0%	29	**43**	+ 48.3%
Percent of Original List Price Received*	101.4%	**101.1%**	- 0.3%	99.4%	**101.5%**	+ 2.1%
New Listings	4	**6**	+ 50.0%	23	**24**	+ 4.3%

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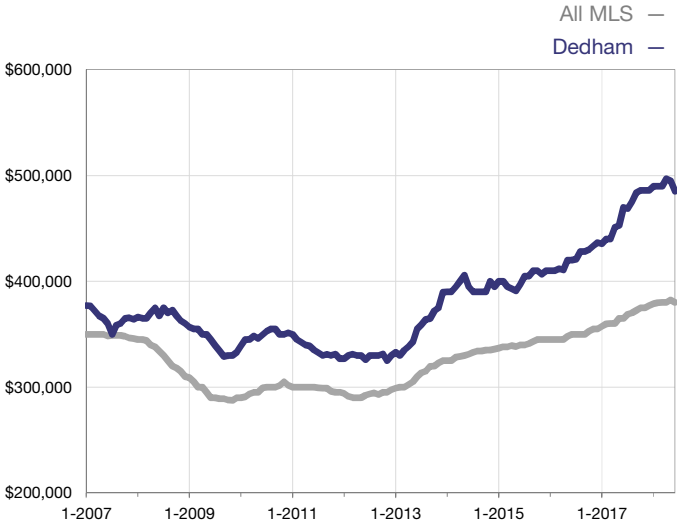
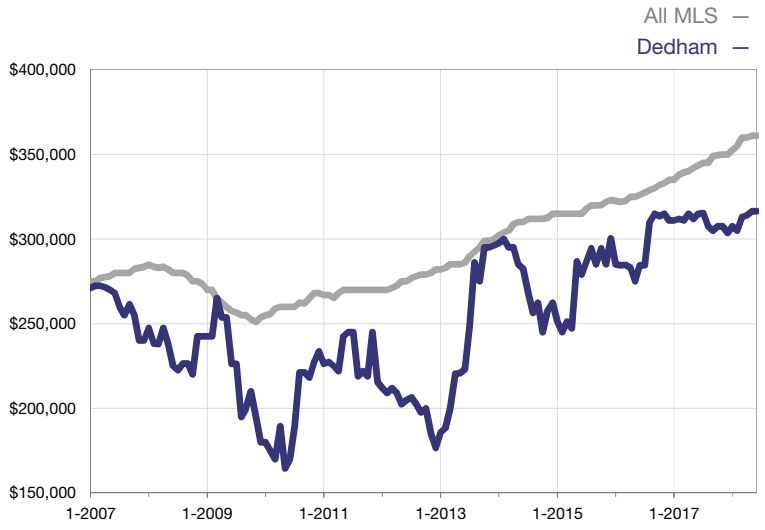
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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