Local Market Update – June 2019

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

Dedham

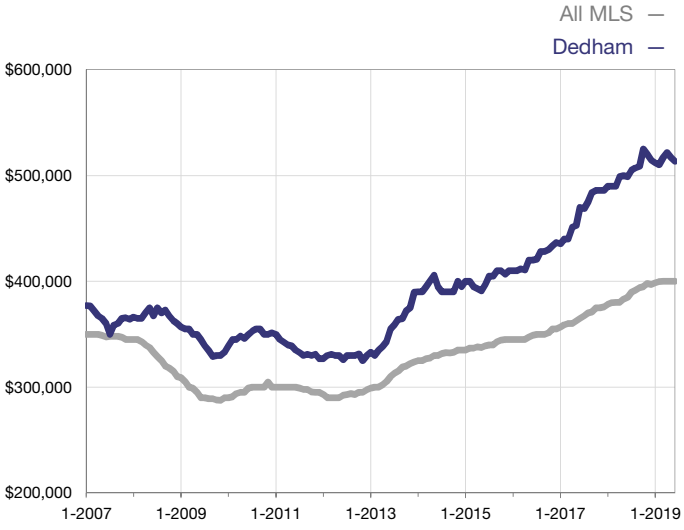
Single-Family Properties	June			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	33	**38**	+ 15.2%	157	**163**	+ 3.8%
Closed Sales	34	**47**	+ 38.2%	131	**128**	- 2.3%
Median Sales Price*	$542,500	**$570,000**	+ 5.1%	$533,000	**$545,000**	+ 2.3%
Inventory of Homes for Sale	49	**41**	- 16.3%	--	--	--
Months Supply of Inventory	2.3	**1.8**	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	28	**29**	+ 3.6%	36	**46**	+ 27.8%
Percent of Original List Price Received*	103.7%	**99.9%**	- 3.7%	100.9%	**98.5%**	- 2.4%
New Listings	33	**37**	+ 12.1%	196	**208**	+ 6.1%

* 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	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	6	**6**	0.0%	23	**26**	+ 13.0%
Closed Sales	4	**2**	- 50.0%	20	**26**	+ 30.0%
Median Sales Price*	$380,000	**$533,178**	+ 40.3%	$371,250	**$395,500**	+ 6.5%
Inventory of Homes for Sale	2	**9**	+ 350.0%	--	--	--
Months Supply of Inventory	0.6	**2.2**	+ 266.7%	--	--	--
Cumulative Days on Market Until Sale	25	**42**	+ 68.0%	43	**39**	- 9.3%
Percent of Original List Price Received*	101.1%	**104.3%**	+ 3.2%	101.5%	**100.1%**	- 1.4%
New Listings	6	**6**	0.0%	24	**32**	+ 33.3%

* 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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