

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	26	28	+ 7.7%	183	185	+ 1.1%
Closed Sales	29	30	+ 3.4%	160	159	- 0.6%
Median Sales Price*	\$552,500	\$490,000	- 11.3%	\$534,000	\$535,000	+ 0.2%
Inventory of Homes for Sale	44	42	- 4.5%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	42	33	- 21.4%	37	43	+ 16.2%
Percent of Original List Price Received*	100.2%	100.4%	+ 0.2%	100.7%	98.9%	- 1.8%
New Listings	21	29	+ 38.1%	217	234	+ 7.8%

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

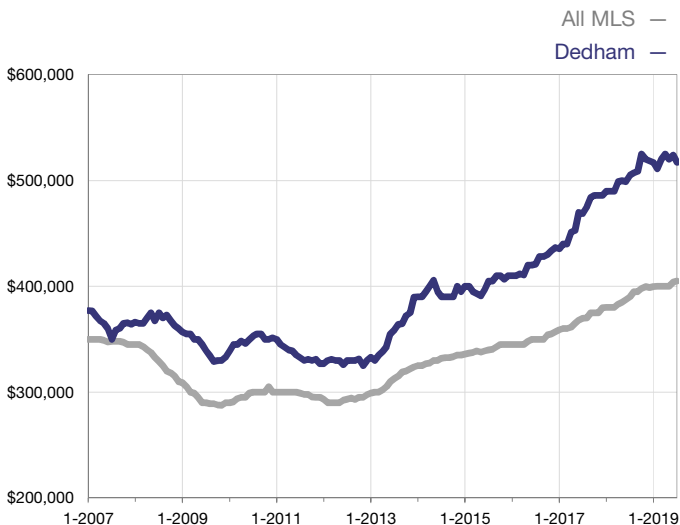
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	3	+ 50.0%	25	31	+ 24.0%
Closed Sales	6	8	+ 33.3%	26	34	+ 30.8%
Median Sales Price*	\$312,000	\$370,000	+ 18.6%	\$357,500	\$390,000	+ 9.1%
Inventory of Homes for Sale	1	8	+ 700.0%	--	--	--
Months Supply of Inventory	0.3	1.9	+ 533.3%	--	--	--
Cumulative Days on Market Until Sale	17	53	+ 211.8%	37	42	+ 13.5%
Percent of Original List Price Received*	103.5%	97.7%	- 5.6%	102.0%	99.5%	- 2.5%
New Listings	1	4	+ 300.0%	25	38	+ 52.0%

* 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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