Local Market Update – August 2019

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

Dedham

Single-Family Properties

	August			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	19	**24**	+ 26.3%	202	**206**	+ 2.0%
Closed Sales	37	**32**	- 13.5%	197	**192**	- 2.5%
Median Sales Price*	$525,000	**$517,600**	- 1.4%	$533,000	**$530,000**	- 0.6%
Inventory of Homes for Sale	39	**33**	- 15.4%	--	--	--
Months Supply of Inventory	1.7	**1.4**	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	37	**38**	+ 2.7%	37	**42**	+ 13.5%
Percent of Original List Price Received*	97.5%	**97.9%**	+ 0.4%	100.1%	**98.7%**	- 1.4%
New Listings	18	**19**	+ 5.6%	235	**254**	+ 8.1%

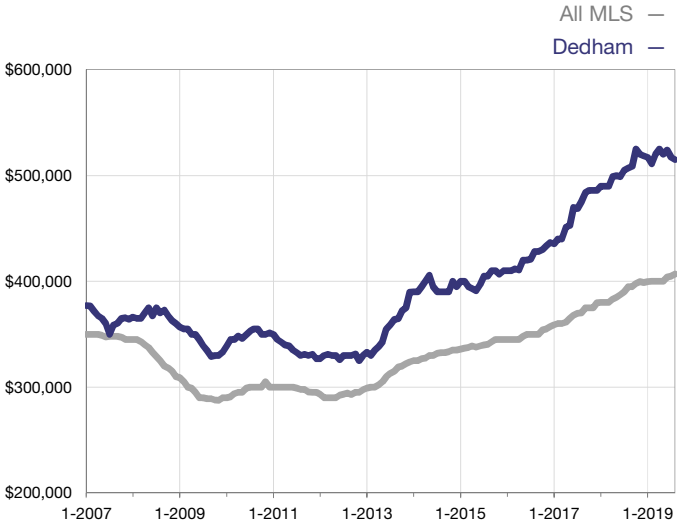
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

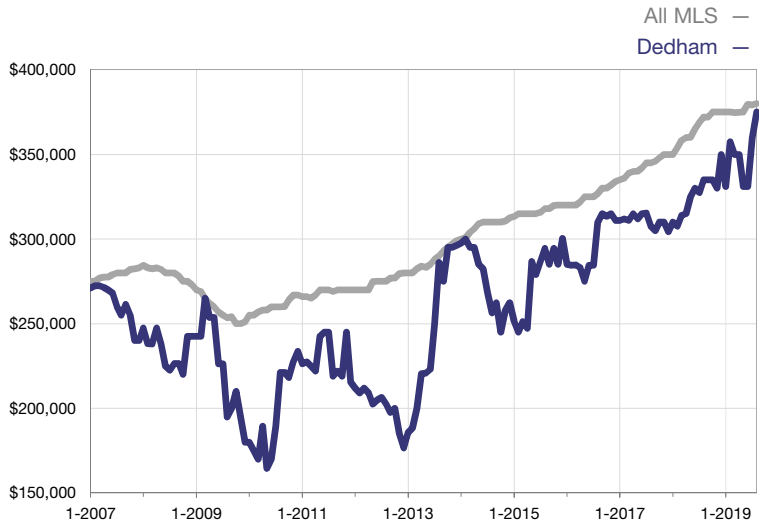
	August			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	1	**1**	0.0%	26	**32**	+ 23.1%
Closed Sales	4	**4**	0.0%	30	**38**	+ 26.7%
Median Sales Price*	$407,700	**$518,500**	+ 27.2%	$357,500	**$405,500**	+ 13.4%
Inventory of Homes for Sale	4	**5**	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	**1.2**	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	19	**39**	+ 105.3%	35	**42**	+ 20.0%
Percent of Original List Price Received*	105.0%	**97.6%**	- 7.0%	102.4%	**99.3%**	- 3.0%
New Listings	5	**1**	- 80.0%	30	**38**	+ 26.7%

* 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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