

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	19	- 13.6%	35	31	- 11.4%
Closed Sales	10	15	+ 50.0%	23	23	0.0%
Median Sales Price*	\$522,500	\$555,000	+ 6.2%	\$542,000	\$558,000	+ 3.0%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	38	55	+ 44.7%	30	49	+ 63.3%
Percent of Original List Price Received*	99.4%	99.6%	+ 0.2%	99.5%	98.5%	- 1.0%
New Listings	26	22	- 15.4%	42	34	- 19.0%

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

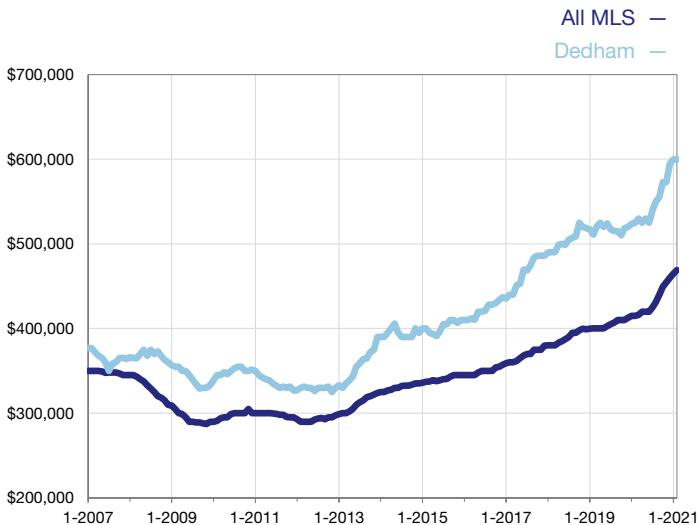
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	8	+ 166.7%	5	8	+ 60.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Median Sales Price*	\$422,000	\$1,142,500	+ 170.7%	\$429,000	\$580,500	+ 35.3%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	42	100	+ 138.1%	71	48	- 32.4%
Percent of Original List Price Received*	99.3%	91.5%	- 7.9%	98.6%	98.4%	- 0.2%
New Listings	6	7	+ 16.7%	8	10	+ 25.0%

* 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

