

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	36	+ 140.0%	80	104	+ 30.0%
Closed Sales	20	20	0.0%	60	58	- 3.3%
Median Sales Price*	\$615,000	\$636,500	+ 3.5%	\$557,500	\$597,500	+ 7.2%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	19	- 26.9%	35	38	+ 8.6%
Percent of Original List Price Received*	101.2%	105.0%	+ 3.8%	100.2%	101.9%	+ 1.7%
New Listings	19	53	+ 178.9%	100	123	+ 23.0%

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

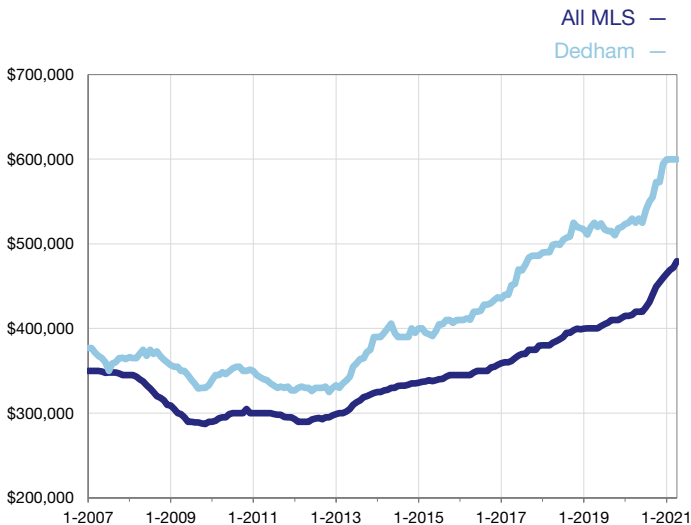
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	8	+ 300.0%	14	18	+ 28.6%
Closed Sales	4	6	+ 50.0%	12	11	- 8.3%
Median Sales Price*	\$522,000	\$487,950	- 6.5%	\$423,500	\$580,500	+ 37.1%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	28	52	+ 85.7%	58	45	- 22.4%
Percent of Original List Price Received*	101.4%	101.5%	+ 0.1%	98.2%	101.1%	+ 3.0%
New Listings	3	8	+ 166.7%	20	22	+ 10.0%

* 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

