

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	34	+ 126.7%	95	137	+ 44.2%
Closed Sales	26	39	+ 50.0%	86	99	+ 15.1%
Median Sales Price*	\$559,786	\$700,000	+ 25.0%	\$557,500	\$625,000	+ 12.1%
Inventory of Homes for Sale	33	20	- 39.4%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	36	35	- 2.8%	35	38	+ 8.6%
Percent of Original List Price Received*	100.4%	102.2%	+ 1.8%	100.3%	102.0%	+ 1.7%
New Listings	26	30	+ 15.4%	126	154	+ 22.2%

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

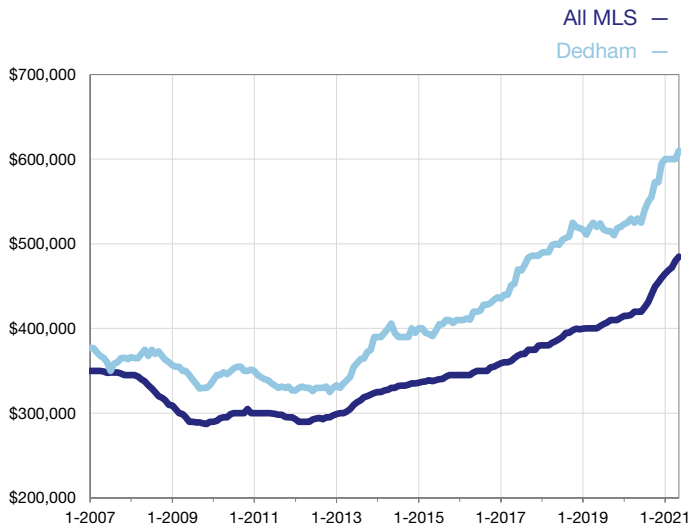
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	13	+ 333.3%	17	31	+ 82.4%
Closed Sales	5	4	- 20.0%	17	15	- 11.8%
Median Sales Price*	\$460,000	\$420,000	- 8.7%	\$429,000	\$529,900	+ 23.5%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	14	27	+ 92.9%	45	40	- 11.1%
Percent of Original List Price Received*	100.8%	102.9%	+ 2.1%	98.9%	101.6%	+ 2.7%
New Listings	3	16	+ 433.3%	23	39	+ 69.6%

* 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

