

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	23	- 11.5%	279	247	- 11.5%
Closed Sales	28	16	- 42.9%	262	238	- 9.2%
Median Sales Price*	\$612,500	\$665,000	+ 8.6%	\$634,500	\$700,000	+ 10.3%
Inventory of Homes for Sale	13	22	+ 69.2%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	37	+ 94.7%	30	24	- 20.0%
Percent of Original List Price Received*	103.0%	96.1%	- 6.7%	102.5%	103.1%	+ 0.6%
New Listings	17	14	- 17.6%	305	288	- 5.6%

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

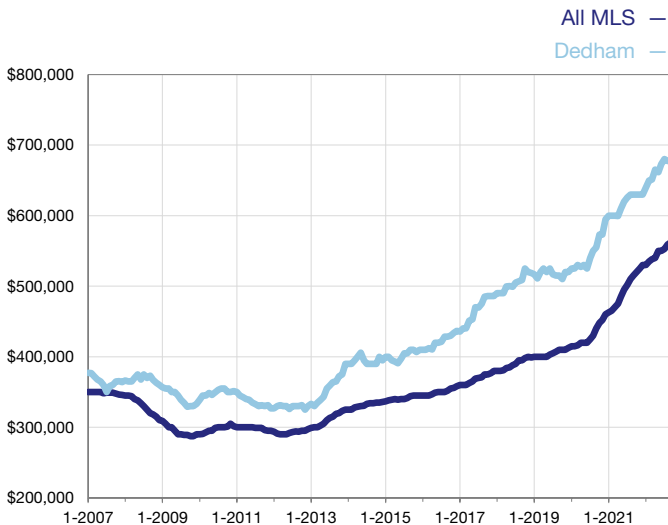
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	5	+ 25.0%	56	39	- 30.4%
Closed Sales	2	3	+ 50.0%	52	39	- 25.0%
Median Sales Price*	\$725,000	\$425,000	- 41.4%	\$467,500	\$460,000	- 1.6%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	43	87	+ 102.3%	33	40	+ 21.2%
Percent of Original List Price Received*	96.8%	92.2%	- 4.8%	99.8%	100.0%	+ 0.2%
New Listings	3	5	+ 66.7%	76	46	- 39.5%

* 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

