

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	15	- 21.1%	47	29	- 38.3%
Closed Sales	16	8	- 50.0%	40	28	- 30.0%
Median Sales Price*	\$715,000	\$607,500	- 15.0%	\$700,000	\$587,500	- 16.1%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	21	35	+ 66.7%	27	49	+ 81.5%
Percent of Original List Price Received*	105.2%	100.5%	- 4.5%	103.4%	97.5%	- 5.7%
New Listings	31	20	- 35.5%	58	36	- 37.9%

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

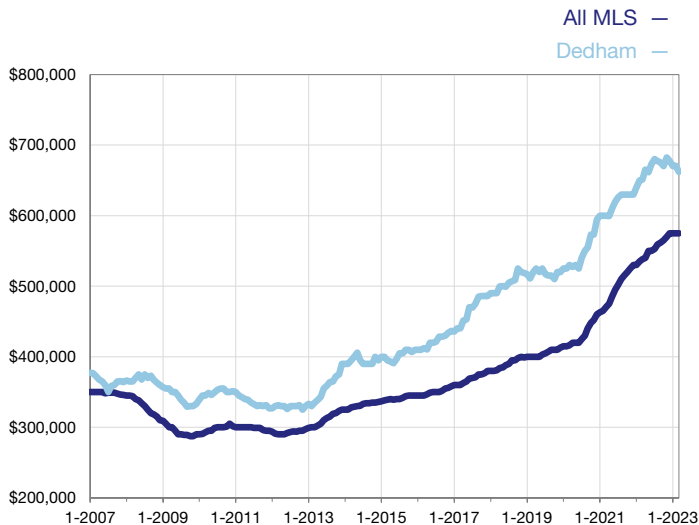
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	10	7	- 30.0%
Closed Sales	2	4	+ 100.0%	8	11	+ 37.5%
Median Sales Price*	\$775,000	\$442,500	- 42.9%	\$747,500	\$539,000	- 27.9%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	40	15	- 62.5%	55	26	- 52.7%
Percent of Original List Price Received*	97.5%	104.7%	+ 7.4%	97.7%	98.8%	+ 1.1%
New Listings	7	6	- 14.3%	9	11	+ 22.2%

* 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

