

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	18	- 50.0%	83	44	- 47.0%
Closed Sales	25	13	- 48.0%	65	43	- 33.8%
Median Sales Price*	\$731,500	\$790,000	+ 8.0%	\$710,000	\$650,000	- 8.5%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	21	+ 31.3%	23	39	+ 69.6%
Percent of Original List Price Received*	109.3%	106.7%	- 2.4%	105.7%	100.5%	- 4.9%
New Listings	41	21	- 48.8%	99	57	- 42.4%

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

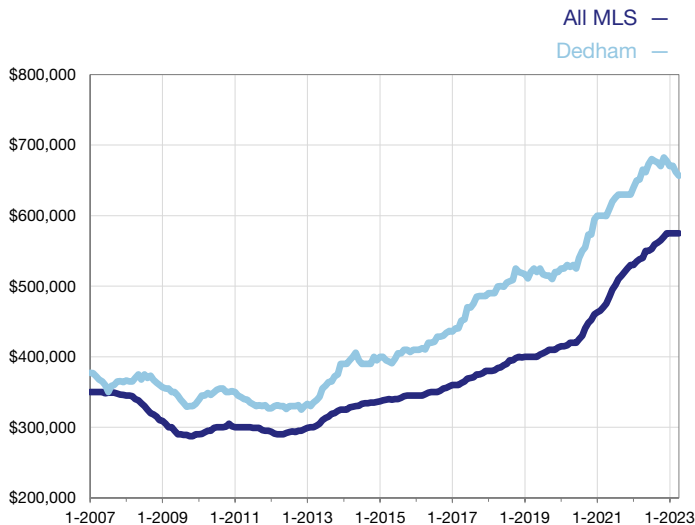
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	15	11	- 26.7%
Closed Sales	4	2	- 50.0%	12	13	+ 8.3%
Median Sales Price*	\$458,500	\$457,750	- 0.2%	\$651,000	\$530,000	- 18.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	14	19	+ 35.7%	42	25	- 40.5%
Percent of Original List Price Received*	101.8%	109.4%	+ 7.5%	99.0%	100.5%	+ 1.5%
New Listings	6	2	- 66.7%	15	13	- 13.3%

* 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

