

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	32	36	+ 12.5%	115	77	- 33.0%
Closed Sales	25	17	- 32.0%	90	60	- 33.3%
Median Sales Price*	\$716,000	\$700,000	- 2.2%	\$713,000	\$651,500	- 8.6%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	21	33	+ 57.1%
Percent of Original List Price Received*	107.2%	104.3%	- 2.7%	106.1%	101.6%	- 4.2%
New Listings	38	34	- 10.5%	134	89	- 33.6%

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

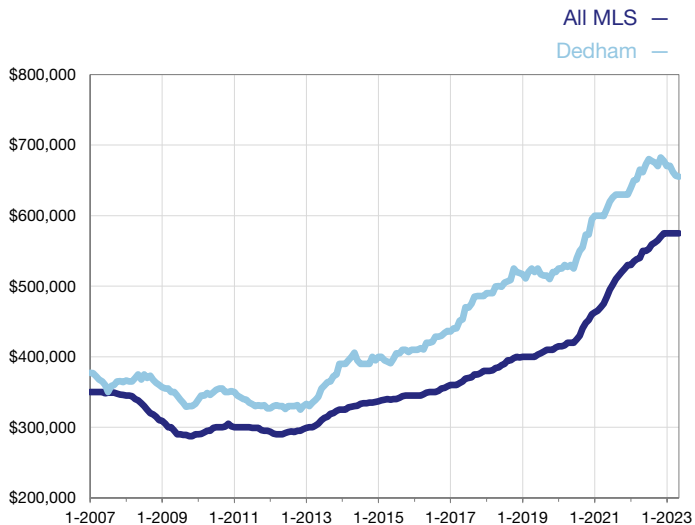
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	20	16	- 20.0%
Closed Sales	8	2	- 75.0%	20	14	- 30.0%
Median Sales Price*	\$570,000	\$440,000	- 22.8%	\$588,500	\$472,500	- 19.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	26	13	- 50.0%	36	24	- 33.3%
Percent of Original List Price Received*	103.5%	101.9%	- 1.5%	100.8%	101.0%	+ 0.2%
New Listings	4	3	- 25.0%	19	16	- 15.8%

* 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

