

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dedham

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	22	0.0%	137	98	- 28.5%
Closed Sales	35	29	- 17.1%	125	90	- 28.0%
Median Sales Price*	\$747,000	<b>\$750,000</b>	+ 0.4%	\$720,000	<b>\$683,500</b>	- 5.1%
Inventory of Homes for Sale	37	14	- 62.2%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	15	17	+ 13.3%	20	28	+ 40.0%
Percent of Original List Price Received*	107.3%	<b>106.0%</b>	- 1.2%	106.4%	<b>103.1%</b>	- 3.1%
New Listings	35	19	- 45.7%	169	108	- 36.1%

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

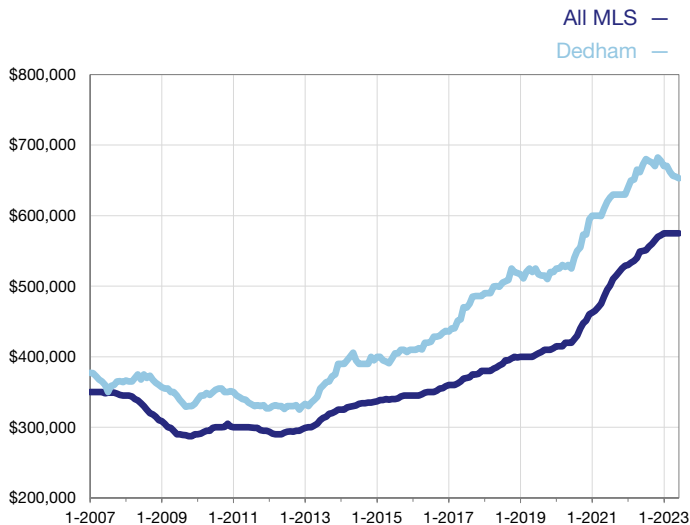
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	23	18	- 21.7%
Closed Sales	5	2	- 60.0%	25	16	- 36.0%
Median Sales Price*	\$450,000	<b>\$504,500</b>	+ 12.1%	\$500,000	<b>\$502,000</b>	+ 0.4%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	18	26	+ 44.4%	32	24	- 25.0%
Percent of Original List Price Received*	101.9%	<b>101.1%</b>	- 0.8%	101.0%	<b>101.0%</b>	0.0%
New Listings	6	3	- 50.0%	25	19	- 24.0%

\* 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

