

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	19	- 17.4%	160	116	- 27.5%
Closed Sales	20	17	- 15.0%	145	108	- 25.5%
Median Sales Price*	\$754,500	\$775,000	+ 2.7%	\$720,000	\$688,000	- 4.4%
Inventory of Homes for Sale	35	15	- 57.1%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	14	- 51.7%	21	25	+ 19.0%
Percent of Original List Price Received*	100.4%	104.2%	+ 3.8%	105.6%	103.3%	- 2.2%
New Listings	24	19	- 20.8%	193	127	- 34.2%

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

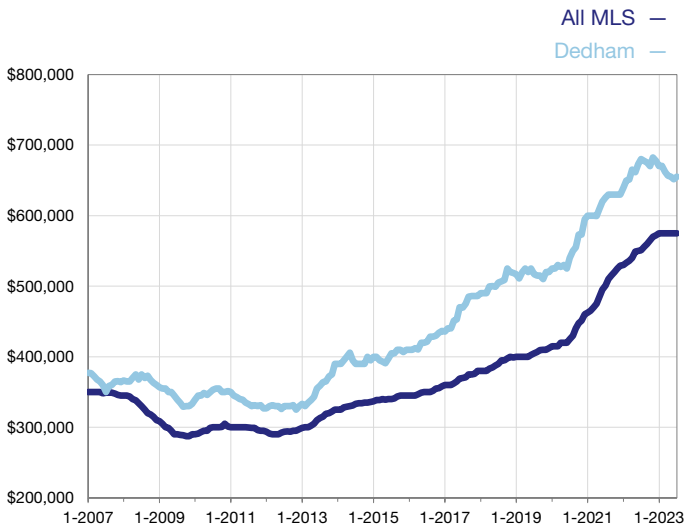
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	24	20	- 16.7%
Closed Sales	0	6	--	25	23	- 8.0%
Median Sales Price*	\$0	\$618,750	--	\$500,000	\$505,000	+ 1.0%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	34	--	32	28	- 12.5%
Percent of Original List Price Received*	0.0%	98.4%	--	101.0%	100.0%	- 1.0%
New Listings	3	0	- 100.0%	28	19	- 32.1%

* 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

