

# Local Market Update – August 2023

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## Dedham

### Single-Family Properties

| Key Metrics                              | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 29        | 17               | - 41.4% | 189          | 131              | - 30.7% |
| Closed Sales                             | 33        | 17               | - 48.5% | 178          | 126              | - 29.2% |
| Median Sales Price*                      | \$650,000 | <b>\$700,000</b> | + 7.7%  | \$715,500    | <b>\$691,000</b> | - 3.4%  |
| Inventory of Homes for Sale              | 22        | 17               | - 22.7% | --           | --               | --      |
| Months Supply of Inventory               | 1.0       | 1.0              | 0.0%    | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 24        | 22               | - 8.3%  | 22           | 25               | + 13.6% |
| Percent of Original List Price Received* | 99.8%     | <b>103.4%</b>    | + 3.6%  | 104.5%       | <b>103.3%</b>    | - 1.1%  |
| New Listings                             | 17        | 18               | + 5.9%  | 210          | 145              | - 31.0% |

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

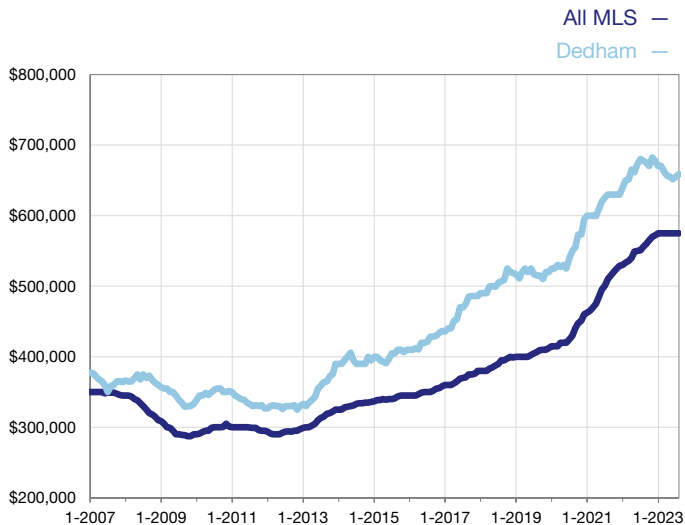
### Condominium Properties

| Key Metrics                              | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 4         | 3                | - 25.0%  | 28           | 23               | - 17.9% |
| Closed Sales                             | 5         | 1                | - 80.0%  | 30           | 24               | - 20.0% |
| Median Sales Price*                      | \$360,000 | <b>\$540,000</b> | + 50.0%  | \$471,000    | <b>\$507,500</b> | + 7.7%  |
| Inventory of Homes for Sale              | 7         | 3                | - 57.1%  | --           | --               | --      |
| Months Supply of Inventory               | 1.9       | 0.9              | - 52.6%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 36        | 6                | - 83.3%  | 33           | 27               | - 18.2% |
| Percent of Original List Price Received* | 98.9%     | <b>114.9%</b>    | + 16.2%  | 100.7%       | <b>100.7%</b>    | 0.0%    |
| New Listings                             | 3         | 6                | + 100.0% | 31           | 25               | - 19.4% |

\* 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

