

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	24	+ 60.0%	204	150	- 26.5%
Closed Sales	27	19	- 29.6%	205	145	- 29.3%
Median Sales Price*	\$640,000	\$729,875	+ 14.0%	\$710,000	\$693,000	- 2.4%
Inventory of Homes for Sale	33	15	- 54.5%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 10.0%	23	25	+ 8.7%
Percent of Original List Price Received*	99.8%	102.1%	+ 2.3%	103.9%	103.2%	- 0.7%
New Listings	30	20	- 33.3%	240	165	- 31.3%

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

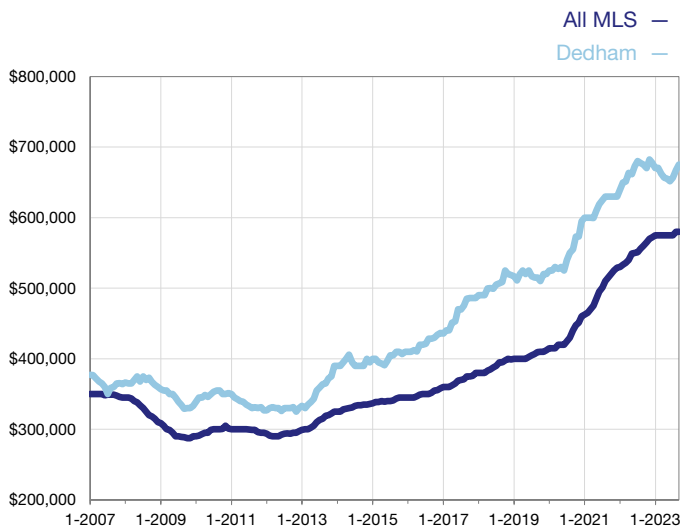
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	30	27	- 10.0%
Closed Sales	2	3	+ 50.0%	32	27	- 15.6%
Median Sales Price*	\$430,000	\$413,000	- 4.0%	\$471,000	\$505,000	+ 7.2%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	57	19	- 66.7%	34	26	- 23.5%
Percent of Original List Price Received*	103.7%	101.5%	- 2.1%	100.9%	100.8%	- 0.1%
New Listings	5	5	0.0%	36	30	- 16.7%

* 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

