

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dedham

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	13	- 35.0%	224	162	- 27.7%
Closed Sales	17	18	+ 5.9%	222	163	- 26.6%
Median Sales Price*	\$627,000	<b>\$690,000</b>	+ 10.0%	\$700,000	<b>\$690,000</b>	- 1.4%
Inventory of Homes for Sale	35	21	- 40.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	23	26	+ 13.0%
Percent of Original List Price Received*	100.6%	99.9%	- 0.7%	103.6%	102.8%	- 0.8%
New Listings	26	18	- 30.8%	266	183	- 31.2%

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

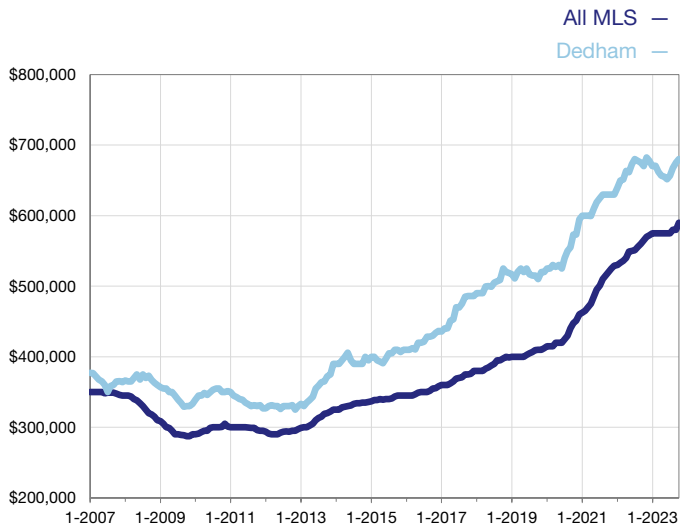
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	34	29	- 14.7%
Closed Sales	4	4	0.0%	36	31	- 13.9%
Median Sales Price*	\$457,250	<b>\$405,000</b>	- 11.4%	\$471,000	<b>\$499,000</b>	+ 5.9%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	52	19	- 63.5%	36	25	- 30.6%
Percent of Original List Price Received*	99.3%	103.8%	+ 4.5%	100.7%	101.2%	+ 0.5%
New Listings	2	3	+ 50.0%	38	33	- 13.2%

\* 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

