

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	20	0.0%	244	182	- 25.4%
Closed Sales	17	15	- 11.8%	239	178	- 25.5%
Median Sales Price*	\$655,000	\$705,000	+ 7.6%	\$700,000	\$696,500	- 0.5%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	37	14	- 62.2%	24	25	+ 4.2%
Percent of Original List Price Received*	97.5%	103.8%	+ 6.5%	103.2%	102.9%	- 0.3%
New Listings	14	21	+ 50.0%	280	204	- 27.1%

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

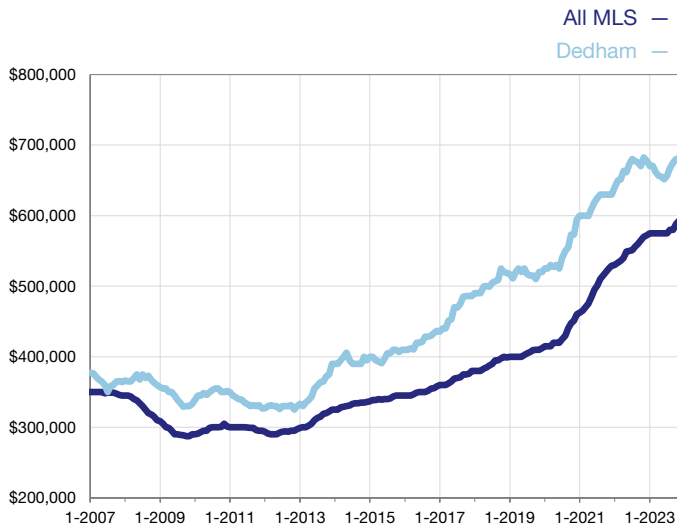
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	38	30	- 21.1%
Closed Sales	3	2	- 33.3%	39	33	- 15.4%
Median Sales Price*	\$425,000	\$443,444	+ 4.3%	\$460,000	\$487,500	+ 6.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	87	20	- 77.0%	40	25	- 37.5%
Percent of Original List Price Received*	92.2%	108.3%	+ 17.5%	100.0%	101.6%	+ 1.6%
New Listings	4	1	- 75.0%	42	33	- 21.4%

* 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

