

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	16	- 5.9%	261	196	- 24.9%
Closed Sales	23	16	- 30.4%	262	194	- 26.0%
Median Sales Price*	\$615,000	\$615,000	0.0%	\$677,500	\$689,500	+ 1.8%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 13.8%	25	25	0.0%
Percent of Original List Price Received*	96.5%	99.5%	+ 3.1%	102.6%	102.6%	0.0%
New Listings	5	12	+ 140.0%	285	216	- 24.2%

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

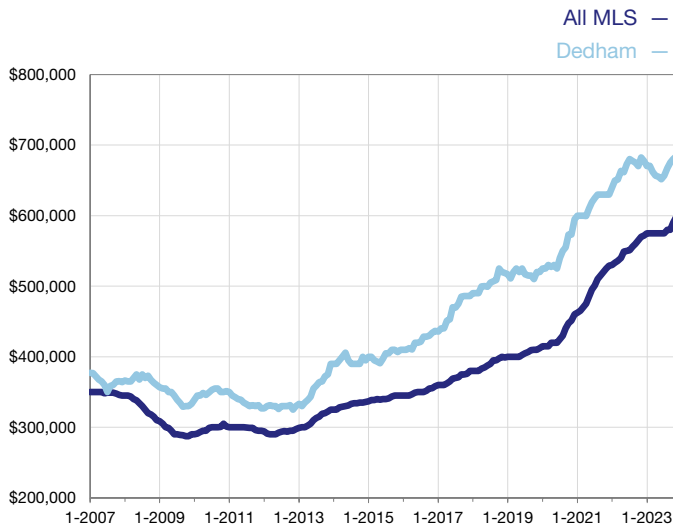
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	43	31	- 27.9%
Closed Sales	5	1	- 80.0%	44	34	- 22.7%
Median Sales Price*	\$394,000	\$470,000	+ 19.3%	\$454,950	\$482,750	+ 6.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	37	47	+ 27.0%	40	26	- 35.0%
Percent of Original List Price Received*	99.6%	95.9%	- 3.7%	100.0%	101.4%	+ 1.4%
New Listings	3	1	- 66.7%	45	34	- 24.4%

* 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

