

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dedham

### Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	9	+ 80.0%	5	9	+ 80.0%
Closed Sales	12	17	+ 41.7%	12	17	+ 41.7%
Median Sales Price*	\$585,000	<b>\$755,000</b>	+ 29.1%	\$585,000	<b>\$755,000</b>	+ 29.1%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	43	33	- 23.3%	43	33	- 23.3%
Percent of Original List Price Received*	96.8%	98.8%	+ 2.1%	96.8%	98.8%	+ 2.1%
New Listings	6	11	+ 83.3%	6	11	+ 83.3%

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

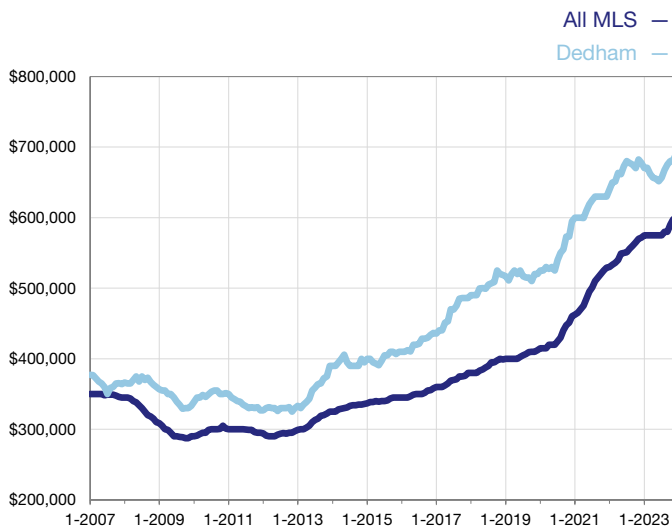
### Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$780,000	<b>\$405,000</b>	- 48.1%	\$780,000	<b>\$405,000</b>	- 48.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	21	44	+ 109.5%	21	44	+ 109.5%
Percent of Original List Price Received*	96.3%	97.6%	+ 1.3%	96.3%	97.6%	+ 1.3%
New Listings	2	1	- 50.0%	2	1	- 50.0%

\* 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

