

Local Market Update – December 2014

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



Dedham

+ 45.0%

Year-Over-Year
Change in
Closed Sales
All Properties

-20.8%

Year-Over-Year
Change in
Median Sales Price
All Properties

-13.6%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Closed Sales	17	25	+ 47.1%	267	250	-6.4%
Median Sales Price*	\$505,000	\$400,000	-20.8%	\$389,900	\$393,250	+ 0.9%
Inventory of Homes for Sale	47	46	-2.1%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.5%	--	--	--
Days on Market Until Sale	69	72	+ 3.3%	72	60	-15.7%
Percent of Original List Price Received*	95.1%	95.1%	+ 0.0%	95.8%	96.1%	+ 0.3%
New Listings	7	10	+ 42.9%	340	355	+ 4.4%

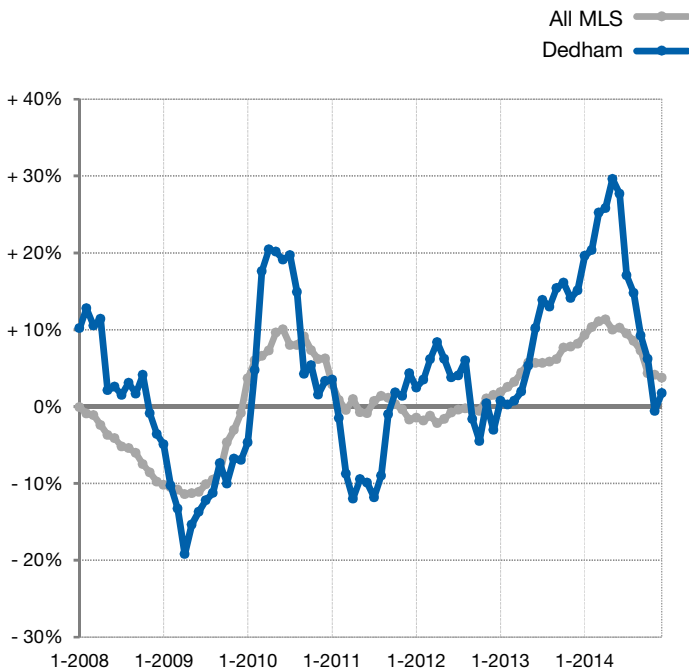
Condominium Properties

	December			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Closed Sales	3	4	+ 33.3%	30	38	+ 26.7%
Median Sales Price*	\$315,000	\$392,500	+ 24.6%	\$296,250	\$262,300	-11.5%
Inventory of Homes for Sale	12	5	-58.3%	--	--	--
Months Supply of Inventory	4.4	1.6	-64.1%	--	--	--
Days on Market Until Sale	73	46	-36.4%	118	94	-20.4%
Percent of Original List Price Received*	92.7%	93.0%	+ 0.4%	96.8%	94.8%	-2.1%
New Listings	4	0	-100.0%	63	39	-38.1%

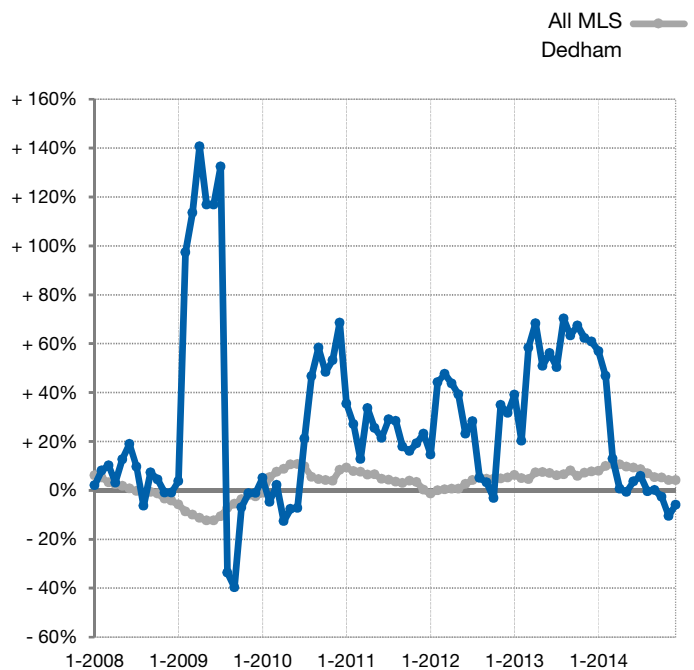
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Single-Family Properties



Condominium Properties



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from MLS Property Information Network, Inc. Provided by the Greater Boston Association of REALTORS® and the Massachusetts Association of REALTORS®. Powered by 10K Research and Marketing.