

Area Market Survey

Report Run: 9/23/2013 12:40:00 PM

Property Type(s): SF

Start Date: 6/23/2013

End Date: 9/23/2013

Towns: Dedham

Active Listings

Price Range	# of Listings	Avg. Days on Market
\$0 - \$49,999	0	0
\$50,000 - \$99,999	0	0
\$100,000 - \$149,999	0	0
\$150,000 - \$199,999	0	0
\$200,000 - \$249,999	2	79
\$250,000 - \$299,999	6	110
\$300,000 - \$349,999	9	69
\$350,000 - \$399,999	14	60
\$400,000 - \$449,999	9	57
\$450,000 - \$499,999	4	52
\$500,000 - \$599,999	7	178
\$600,000 - \$699,999	5	67
\$700,000 - \$799,999	3	49
\$800,000 - \$899,999	2	41
\$900,000 - \$999,999	0	0
\$1,000,000 - \$1,499,999	5	540
\$1,500,000 - \$1,999,999	3	232
\$2,000,000 - \$2,499,999	2	174
\$2,500,000 - \$2,999,999	1	118
\$3,000,000 - \$3,999,999	0	0
\$4,000,000 - \$4,999,999	0	0
\$5,000,000 - \$9,999,999	0	0
\$10,000,000 - \$99,999,999	0	0
Total Properties	72	Avg. 120
Lowest Price: \$209,000		Median Price: \$427,450
Highest Price: \$2,950,000		Average Price: \$641,506
Total Market Volume: \$46,188,398		

Price Changed Listings

Starting Price Range	# of Listings with Price Changes	# of Price Changes	Avg. Total Price Change %	Avg. Total Price Change \$
Under \$50,000	-	-	-	-
\$50,000 - \$99,999	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	2	4	-4.09 %	-\$10,000.00
\$250,000 - \$299,999	4	6	-7.57 %	-\$21,275.00
\$300,000 - \$349,999	9	12	-4.87 %	-\$16,100.11
\$350,000 - \$399,999	5	6	-2.61 %	-\$9,820.00
\$400,000 - \$449,999	8	14	-5.32 %	-\$22,925.00
\$450,000 - \$499,999	3	5	-4.79 %	-\$23,366.67
\$500,000 - \$599,999	5	10	-3.87 %	-\$21,620.20
\$600,000 - \$699,999	4	6	-6.71 %	-\$45,275.00
\$700,000 - \$799,999	-	-	-	-
\$800,000 - \$899,999	1	1	-1.66 %	-\$14,900.00
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,499,999	2	2	-7.01 %	-\$90,000.00
\$1,500,000 - \$1,999,999	1	1	-5.89 %	-\$100,000.00
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,999,999	1	1	-4.84 %	-\$150,000.00
\$4,000,000 - \$4,999,999	-	-	-	-
\$5,000,000 - \$9,999,999	-	-	-	-
Over \$10,000,000	-	-	-	-
Totals	45	68	-5.12 %	-\$28,593.38

Pending/Under Agreement Listings

Price Range	# of Listings	Avg. Days on Market
\$0 - \$49,999	0	0
\$50,000 - \$99,999	0	0
\$100,000 - \$149,999	0	0
\$150,000 - \$199,999	0	0
\$200,000 - \$249,999	1	74
\$250,000 - \$299,999	4	40
\$300,000 - \$349,999	5	70
\$350,000 - \$399,999	4	46
\$400,000 - \$449,999	3	75
\$450,000 - \$499,999	3	52
\$500,000 - \$599,999	3	109
\$600,000 - \$699,999	3	52
\$700,000 - \$799,999	0	0
\$800,000 - \$899,999	2	10
\$900,000 - \$999,999	0	0
\$1,000,000 - \$1,499,999	0	0
\$1,500,000 - \$1,999,999	1	167
\$2,000,000 - \$2,499,999	0	0
\$2,500,000 - \$2,999,999	0	0
\$3,000,000 - \$3,999,999	0	0
\$4,000,000 - \$4,999,999	0	0
\$5,000,000 - \$9,999,999	0	0
\$10,000,000 - \$99,999,999	0	0
Total Properties	29	Avg. 63
Lowest Price: \$234,900	Median Price: \$419,900	
Highest Price: \$1,599,000	Average Price: \$491,169	
Total Market Volume: \$14,243,900		

Sold Listings

Price Range	# of Listings	Avg. Days on Market	Average Sale Price	Average List Price	SP:LP Ratio	Average Orig Price	SP:OP Ratio
\$0 - \$49,999	0	0	\$0	\$0	0	\$0	0
\$50,000 - \$99,999	0	0	\$0	\$0	0	\$0	0
\$100,000 - \$149,999	0	0	\$0	\$0	0	\$0	0
\$150,000 - \$199,999	1	10	\$190,000	\$215,000	88	\$215,000	88
\$200,000 - \$249,999	1	79	\$201,000	\$199,900	101	\$239,900	84
\$250,000 - \$299,999	9	80	\$287,156	\$311,467	93	\$313,033	92
\$300,000 - \$349,999	18	47	\$318,556	\$326,667	98	\$316,978	5829
\$350,000 - \$399,999	13	36	\$375,800	\$378,400	99	\$382,100	99
\$400,000 - \$449,999	20	17	\$418,720	\$421,060	100	\$423,360	99
\$450,000 - \$499,999	6	23	\$473,833	\$463,283	102	\$466,617	102
\$500,000 - \$599,999	6	119	\$545,417	\$553,883	99	\$555,550	98
\$600,000 - \$699,999	4	139	\$648,500	\$675,975	96	\$703,475	92
\$700,000 - \$799,999	3	34	\$737,833	\$742,633	99	\$742,633	99
\$800,000 - \$899,999	5	254	\$835,000	\$854,580	98	\$858,580	97
\$900,000 - \$999,999	1	67	\$932,500	\$949,900	98	\$975,000	96
\$1,000,000 - \$1,499,999	2	41	\$1,297,500	\$1,435,000	91	\$1,522,500	86
\$1,500,000 - \$1,999,999	0	0	\$0	\$0	0	\$0	0
\$2,000,000 - \$2,499,999	2	111	\$2,125,000	\$2,370,000	90	\$2,475,000	86
\$2,500,000 - \$2,999,999	0	0	\$0	\$0	0	\$0	0
\$3,000,000 - \$3,999,999	0	0	\$0	\$0	0	\$0	0
\$4,000,000 - \$4,999,999	0	0	\$0	\$0	0	\$0	0
\$5,000,000 - \$9,999,999	0	0	\$0	\$0	0	\$0	0
\$10,000,000 - \$99,999,999	0	0	\$0	\$0	0	\$0	0
Total Properties	91	Avg. 62	\$492,799	\$508,858	98	\$514,835	1230
Lowest Price: \$190,000				Median Price: \$402,500			
Highest Price: \$2,250,000				Average Price: \$492,799			
Total Market Volume: \$44,844,700							

Expired Listings

Price Range	# of Listings	Avg. Days on Market
\$0 - \$49,999	0	0
\$50,000 - \$99,999	0	0
\$100,000 - \$149,999	0	0
\$150,000 - \$199,999	0	0
\$200,000 - \$249,999	0	0
\$250,000 - \$299,999	2	112
\$300,000 - \$349,999	2	77
\$350,000 - \$399,999	1	269
\$400,000 - \$449,999	0	0
\$450,000 - \$499,999	1	67
\$500,000 - \$599,999	2	69
\$600,000 - \$699,999	1	27
\$700,000 - \$799,999	1	190
\$800,000 - \$899,999	0	0
\$900,000 - \$999,999	0	0
\$1,000,000 - \$1,499,999	0	0
\$1,500,000 - \$1,999,999	1	290
\$2,000,000 - \$2,499,999	0	0
\$2,500,000 - \$2,999,999	0	0
\$3,000,000 - \$3,999,999	0	0
\$4,000,000 - \$4,999,999	0	0
\$5,000,000 - \$9,999,999	0	0
\$10,000,000 - \$99,999,999	0	0
Total Properties	11	Avg. 123
Lowest Price: \$259,000	Median Price: \$459,900	
Highest Price: \$1,995,000	Average Price: \$595,691	
Total Market Volume: \$6,552,600		