

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	20	+ 150.0%	13	25	+ 92.3%
Closed Sales	8	9	+ 12.5%	20	26	+ 30.0%
Median Sales Price*	\$627,000	\$1,025,000	+ 63.5%	\$585,000	\$807,500	+ 38.0%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	71	84	+ 18.3%	54	51	- 5.6%
Percent of Original List Price Received*	95.6%	94.2%	- 1.5%	96.3%	97.2%	+ 0.9%
New Listings	10	22	+ 120.0%	16	33	+ 106.3%

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

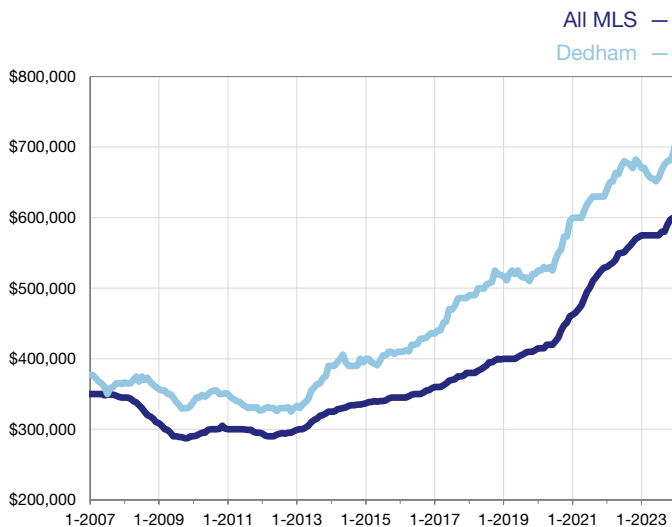
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	5	3	- 40.0%
Closed Sales	5	1	- 80.0%	6	2	- 66.7%
Median Sales Price*	\$539,000	\$477,000	- 11.5%	\$659,500	\$441,000	- 33.1%
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	39	94	+ 141.0%	36	69	+ 91.7%
Percent of Original List Price Received*	95.3%	97.5%	+ 2.3%	95.5%	97.6%	+ 2.2%
New Listings	3	2	- 33.3%	5	3	- 40.0%

* 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

