

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	31	+ 138.5%	26	53	+ 103.8%
Closed Sales	9	11	+ 22.2%	29	37	+ 27.6%
Median Sales Price*	\$630,000	\$648,000	+ 2.9%	\$590,000	\$755,000	+ 28.0%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.2%	48	47	- 2.1%
Percent of Original List Price Received*	100.9%	102.8%	+ 1.9%	97.7%	98.9%	+ 1.2%
New Listings	19	28	+ 47.4%	35	61	+ 74.3%

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

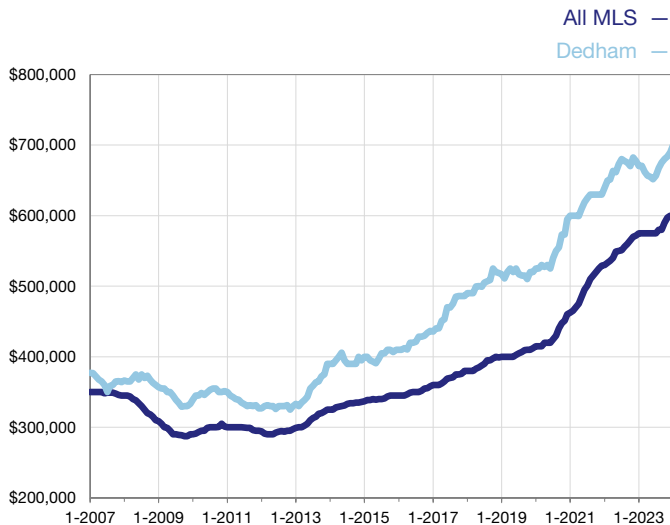
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	3	+ 50.0%	7	5	- 28.6%
Closed Sales	4	2	- 50.0%	10	4	- 60.0%
Median Sales Price*	\$442,500	\$757,500	+ 71.2%	\$534,500	\$441,000	- 17.5%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	45	+ 200.0%	28	57	+ 103.6%
Percent of Original List Price Received*	104.7%	96.5%	- 7.8%	99.2%	97.0%	- 2.2%
New Listings	6	2	- 66.7%	11	4	- 63.6%

* 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

