

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dedham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	27	+ 80.0%	41	75	+ 82.9%
Closed Sales	14	22	+ 57.1%	43	59	+ 37.2%
Median Sales Price*	\$773,750	<b>\$750,000</b>	- 3.1%	\$650,000	<b>\$750,000</b>	+ 15.4%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	39	36	- 7.7%
Percent of Original List Price Received*	106.3%	<b>105.8%</b>	- 0.5%	100.5%	<b>101.4%</b>	+ 0.9%
New Listings	20	23	+ 15.0%	55	84	+ 52.7%

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

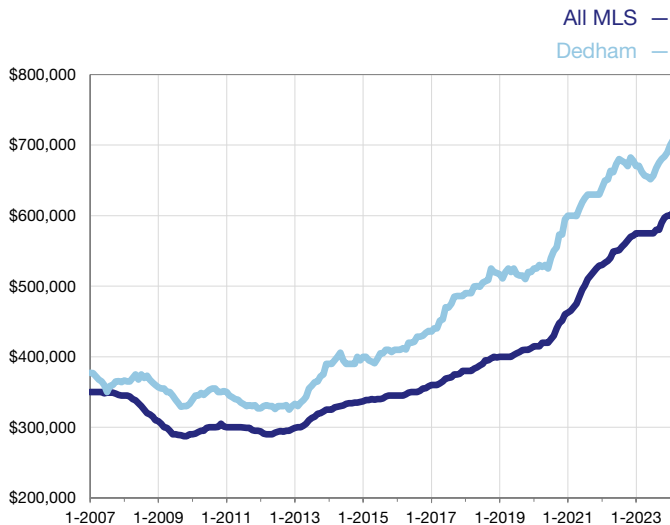
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	10	8	- 20.0%
Closed Sales	2	2	0.0%	12	7	- 41.7%
Median Sales Price*	\$457,750	<b>\$489,500</b>	+ 6.9%	\$517,500	<b>\$477,000</b>	- 7.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	19	11	- 42.1%	26	37	+ 42.3%
Percent of Original List Price Received*	109.4%	<b>103.3%</b>	- 5.6%	100.9%	<b>101.5%</b>	+ 0.6%
New Listings	2	7	+ 250.0%	13	12	- 7.7%

\* 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

