

# Dedham

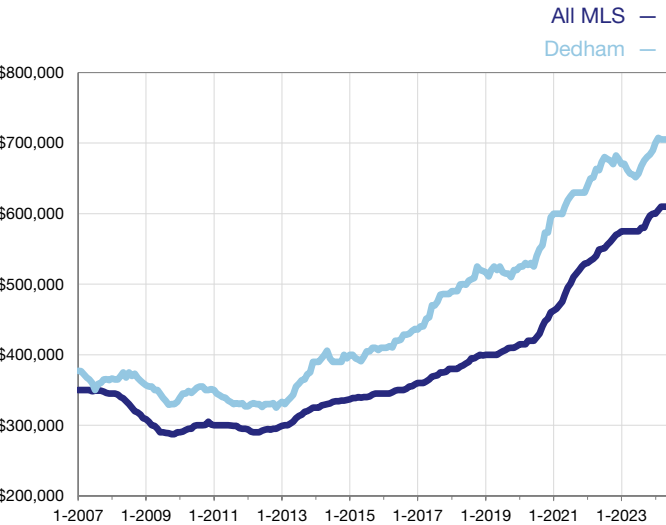
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	35	27	- 22.9%	76	96	+ 26.3%
Closed Sales	18	19	+ 5.6%	61	78	+ 27.9%
Median Sales Price*	\$675,000	\$900,000	+ 33.3%	\$650,000	\$770,000	+ 18.5%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	20	23	+ 15.0%	33	33	0.0%
Percent of Original List Price Received*	104.6%	100.8%	- 3.6%	101.7%	101.3%	- 0.4%
New Listings	34	31	- 8.8%	89	116	+ 30.3%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	15	15	0.0%
Closed Sales	2	2	0.0%	14	9	- 35.7%
Median Sales Price*	\$440,000	\$1,185,842	+ 169.5%	\$472,500	\$477,000	+ 1.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	13	63	+ 384.6%	24	42	+ 75.0%
Percent of Original List Price Received*	101.9%	102.6%	+ 0.7%	101.0%	101.8%	+ 0.8%
New Listings	3	6	+ 100.0%	16	17	+ 6.3%

\* 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

