

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

| Key Metrics | June | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 21 | 18 | - 14.3% | 97 | 111 | + 14.4% |
| Closed Sales | 30 | 25 | - 16.7% | 91 | 103 | + 13.2% |
| Median Sales Price* | \$718,500 | \$789,000 | + 9.8% | \$683,000 | \$770,000 | + 12.7% |
| Inventory of Homes for Sale | 18 | 21 | + 16.7% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.2 | + 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 17 | 13 | - 23.5% | 28 | 28 | 0.0% |
| Percent of Original List Price Received* | 106.0% | 106.1% | + 0.1% | 103.1% | 102.5% | - 0.6% |
| New Listings | 19 | 15 | - 21.1% | 108 | 131 | + 21.3% |

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

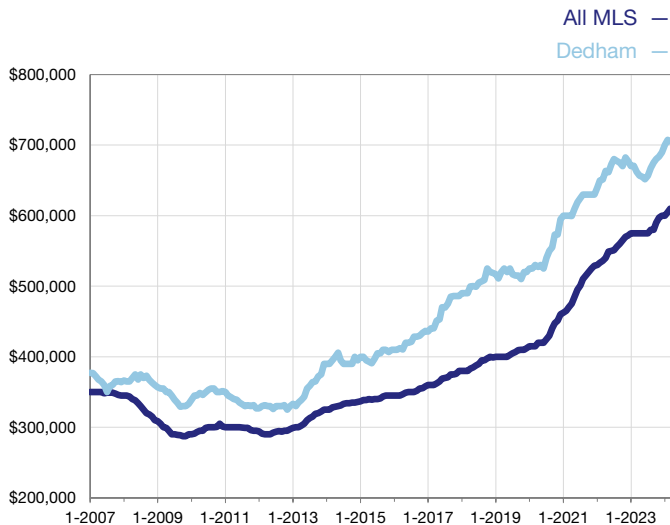
Condominium Properties

| Key Metrics | June | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 3 | 6 | + 100.0% | 18 | 21 | + 16.7% |
| Closed Sales | 3 | 5 | + 66.7% | 17 | 14 | - 17.6% |
| Median Sales Price* | \$510,000 | \$420,000 | - 17.6% | \$505,000 | \$448,500 | - 11.2% |
| Inventory of Homes for Sale | 2 | 5 | + 150.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 1.8 | + 200.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 35 | 15 | - 57.1% | 26 | 33 | + 26.9% |
| Percent of Original List Price Received* | 98.8% | 106.8% | + 8.1% | 100.6% | 103.6% | + 3.0% |
| New Listings | 3 | 7 | + 133.3% | 19 | 24 | + 26.3% |

* 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

