

# Dedham

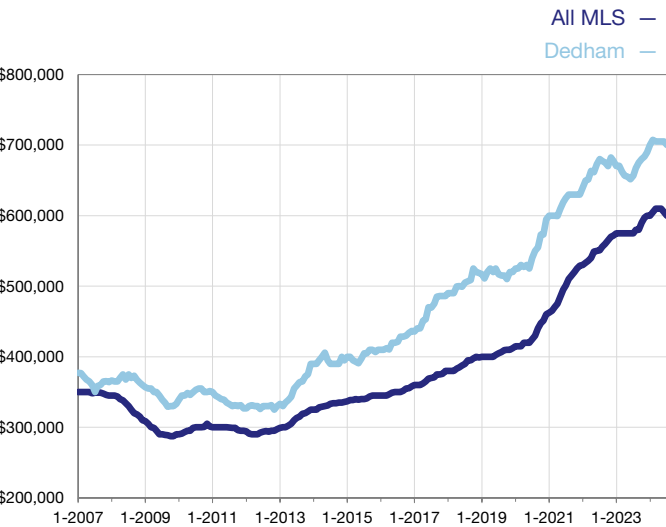
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	14	- 17.6%	114	123	+ 7.9%
Closed Sales	18	16	- 11.1%	109	119	+ 9.2%
Median Sales Price*	\$765,000	\$742,500	- 2.9%	\$689,000	\$760,000	+ 10.3%
Inventory of Homes for Sale	19	31	+ 63.2%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	13	18	+ 38.5%	25	27	+ 8.0%
Percent of Original List Price Received*	104.3%	103.1%	- 1.2%	103.3%	102.5%	- 0.8%
New Listings	19	24	+ 26.3%	127	155	+ 22.0%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	20	21	+ 5.0%
Closed Sales	6	6	0.0%	23	20	- 13.0%
Median Sales Price*	\$618,750	\$603,750	- 2.4%	\$505,000	\$462,250	- 8.5%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	34	30	- 11.8%	28	32	+ 14.3%
Percent of Original List Price Received*	98.4%	93.1%	- 5.4%	100.0%	100.4%	+ 0.4%
New Listings	0	0	--	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

