

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

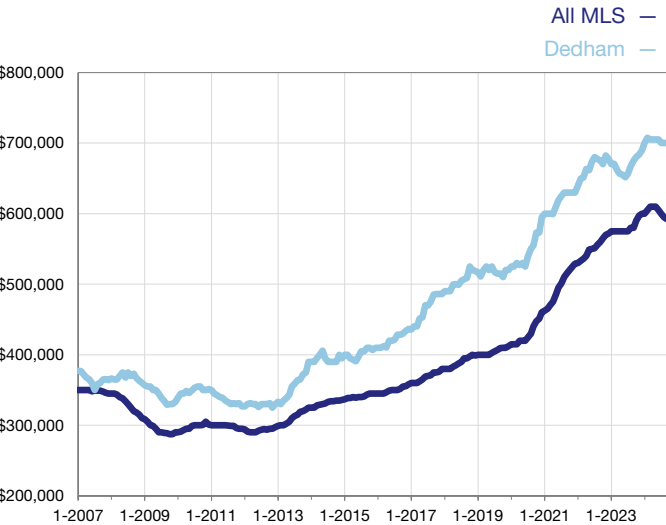
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	24	+ 4.3%	149	158	+ 6.0%
Closed Sales	19	14	- 26.3%	145	148	+ 2.1%
Median Sales Price*	\$729,875	\$694,950	- 4.8%	\$693,000	\$750,000	+ 8.2%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	27	19	- 29.6%	25	26	+ 4.0%
Percent of Original List Price Received*	102.1%	100.2%	- 1.9%	103.2%	102.3%	- 0.9%
New Listings	20	24	+ 20.0%	165	189	+ 14.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	26	23	- 11.5%
Closed Sales	3	1	- 66.7%	27	24	- 11.1%
Median Sales Price*	\$413,000	\$500,000	+ 21.1%	\$505,000	\$478,500	- 5.2%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	1.5	4.7	+ 213.3%	--	--	--
Cumulative Days on Market Until Sale	19	89	+ 368.4%	26	35	+ 34.6%
Percent of Original List Price Received*	101.5%	94.5%	- 6.9%	100.8%	100.8%	0.0%
New Listings	5	8	+ 60.0%	30	36	+ 20.0%

* 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

