

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dedham

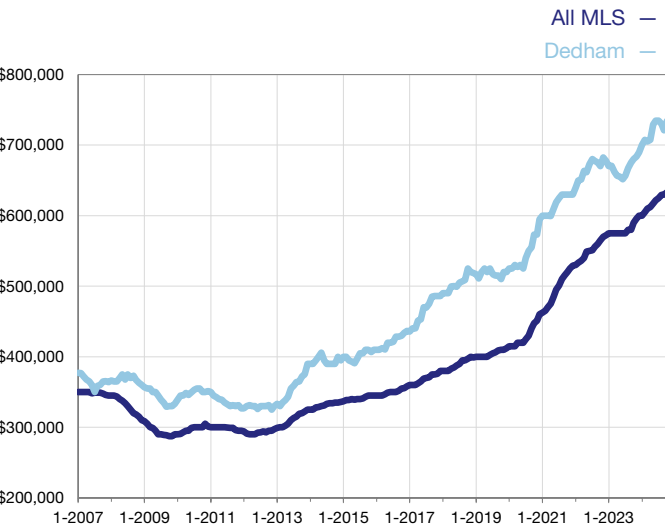
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	20	+ 53.8%	162	176	+ 8.6%
Closed Sales	18	17	- 5.6%	163	165	+ 1.2%
Median Sales Price*	\$690,000	\$769,000	+ 11.4%	\$690,000	\$750,000	+ 8.7%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	29	42	+ 44.8%	26	28	+ 7.7%
Percent of Original List Price Received*	99.9%	99.1%	- 0.8%	102.8%	102.0%	- 0.8%
New Listings	18	24	+ 33.3%	183	213	+ 16.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	29	27	- 6.9%
Closed Sales	4	1	- 75.0%	31	25	- 19.4%
Median Sales Price*	\$405,000	\$410,000	+ 1.2%	\$499,000	\$477,000	- 4.4%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.3	2.7	+ 107.7%	--	--	--
Cumulative Days on Market Until Sale	19	32	+ 68.4%	25	35	+ 40.0%
Percent of Original List Price Received*	103.8%	101.2%	- 2.5%	101.2%	100.8%	- 0.4%
New Listings	2	2	0.0%	32	36	+ 12.5%

\* 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

