

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dedham

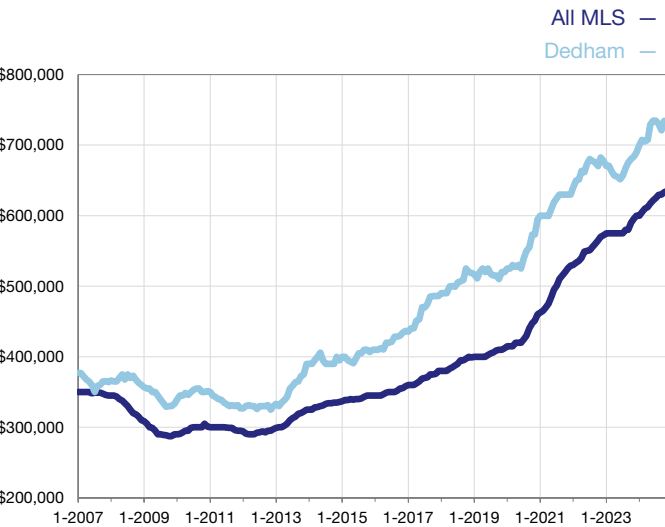
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	21	+ 16.7%	180	194	+ 7.8%
Closed Sales	15	19	+ 26.7%	178	184	+ 3.4%
Median Sales Price*	\$705,000	\$750,000	+ 6.4%	\$696,500	\$750,000	+ 7.7%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	14	37	+ 164.3%	25	29	+ 16.0%
Percent of Original List Price Received*	103.8%	101.7%	- 2.0%	102.9%	102.0%	- 0.9%
New Listings	21	14	- 33.3%	204	227	+ 11.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	30	31	+ 3.3%
Closed Sales	2	6	+ 200.0%	33	31	- 6.1%
Median Sales Price*	\$443,444	\$540,100	+ 21.8%	\$487,500	\$477,000	- 2.2%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	2.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	32	+ 60.0%	25	34	+ 36.0%
Percent of Original List Price Received*	108.3%	101.0%	- 6.7%	101.6%	100.9%	- 0.7%
New Listings	1	6	+ 500.0%	33	42	+ 27.3%

\* 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

