

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

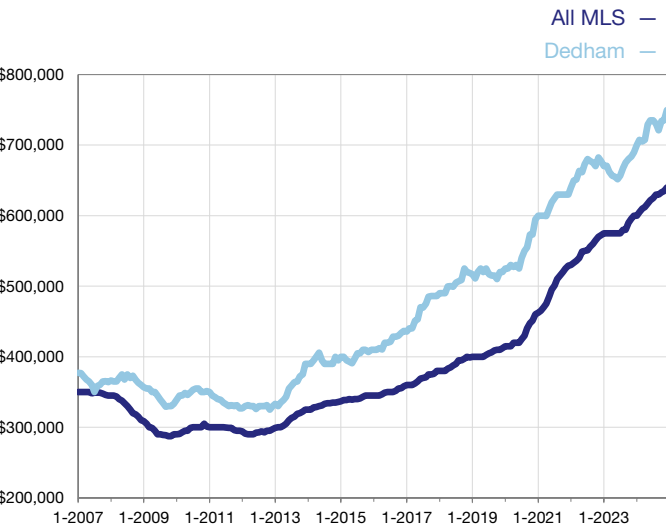
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	9	- 43.8%	196	202	+ 3.1%
Closed Sales	16	15	- 6.3%	194	201	+ 3.6%
Median Sales Price*	\$615,000	\$815,000	+ 32.5%	\$689,500	\$750,000	+ 8.8%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	25	40	+ 60.0%	25	30	+ 20.0%
Percent of Original List Price Received*	99.5%	97.7%	- 1.8%	102.6%	101.6%	- 1.0%
New Listings	11	8	- 27.3%	215	235	+ 9.3%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	31	37	+ 19.4%
Closed Sales	1	0	- 100.0%	34	31	- 8.8%
Median Sales Price*	\$470,000	\$0	- 100.0%	\$482,750	\$477,000	- 1.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	47	0	- 100.0%	26	34	+ 30.8%
Percent of Original List Price Received*	95.9%	0.0%	- 100.0%	101.4%	100.9%	- 0.5%
New Listings	2	4	+ 100.0%	35	46	+ 31.4%

* 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

