

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 5 | 8 | + 60.0% | 5 | 8 | + 60.0% |
| Closed Sales | 17 | 8 | - 52.9% | 17 | 8 | - 52.9% |
| Median Sales Price* | \$755,000 | \$777,450 | + 3.0% | \$755,000 | \$777,450 | + 3.0% |
| Inventory of Homes for Sale | 17 | 25 | + 47.1% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.5 | + 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 29 | - 12.1% | 33 | 29 | - 12.1% |
| Percent of Original List Price Received* | 98.8% | 103.3% | + 4.6% | 98.8% | 103.3% | + 4.6% |
| New Listings | 10 | 16 | + 60.0% | 10 | 16 | + 60.0% |

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

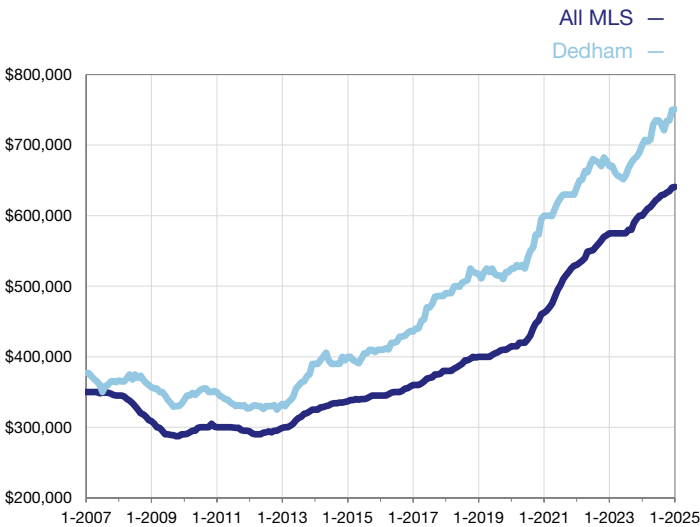
Condominium Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 1 | 6 | + 500.0% | 1 | 6 | + 500.0% |
| Closed Sales | 1 | 2 | + 100.0% | 1 | 2 | + 100.0% |
| Median Sales Price* | \$405,000 | \$327,500 | - 19.1% | \$405,000 | \$327,500 | - 19.1% |
| Inventory of Homes for Sale | 4 | 5 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 2.3 | + 64.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 44 | 12 | - 72.7% | 44 | 12 | - 72.7% |
| Percent of Original List Price Received* | 97.6% | 123.5% | + 26.5% | 97.6% | 123.5% | + 26.5% |
| New Listings | 2 | 8 | + 300.0% | 2 | 8 | + 300.0% |

* 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

