

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dedham

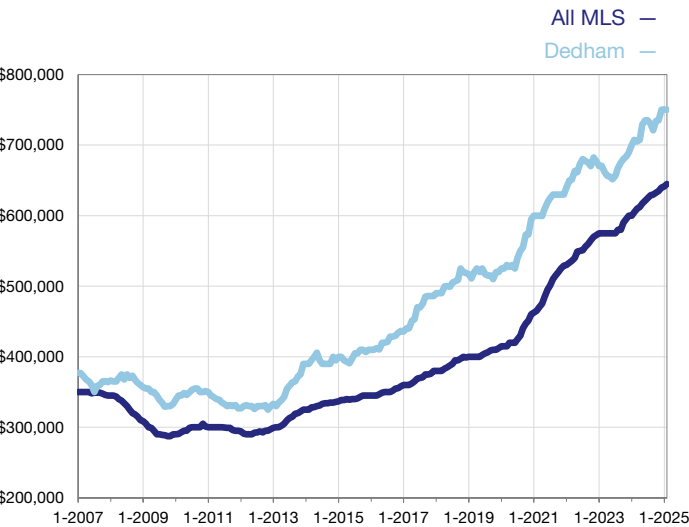
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	15	0.0%	20	22	+ 10.0%
Closed Sales	9	11	+ 22.2%	26	19	- 26.9%
Median Sales Price*	\$1,025,000	\$815,000	- 20.5%	\$807,500	\$780,000	- 3.4%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	84	39	- 53.6%	51	35	- 31.4%
Percent of Original List Price Received*	94.2%	100.5%	+ 6.7%	97.2%	101.7%	+ 4.6%
New Listings	21	10	- 52.4%	31	26	- 16.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	5	11	+ 120.0%
Closed Sales	1	3	+ 200.0%	2	5	+ 150.0%
Median Sales Price*	\$477,000	\$1,440,000	+ 201.9%	\$441,000	\$575,000	+ 30.4%
Inventory of Homes for Sale	3	13	+ 333.3%	--	--	--
Months Supply of Inventory	1.2	3.2	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	94	75	- 20.2%	69	50	- 27.5%
Percent of Original List Price Received*	97.5%	88.9%	- 8.8%	97.6%	102.8%	+ 5.3%
New Listings	3	13	+ 333.3%	5	21	+ 320.0%

\* 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

