

Dedham

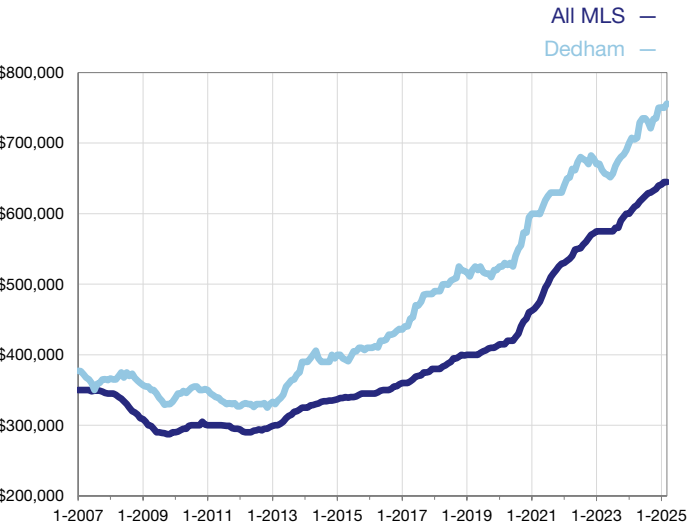
| Single-Family Properties | March | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 24 | 14 | - 41.7% | 43 | 35 | - 18.6% |
| Closed Sales | 11 | 7 | - 36.4% | 37 | 26 | - 29.7% |
| Median Sales Price* | \$648,000 | \$788,000 | + 21.6% | \$755,000 | \$784,000 | + 3.8% |
| Inventory of Homes for Sale | 24 | 25 | + 4.2% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.6 | + 14.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 38 | 54 | + 42.1% | 47 | 40 | - 14.9% |
| Percent of Original List Price Received* | 102.8% | 97.3% | - 5.4% | 98.9% | 100.5% | + 1.6% |
| New Listings | 28 | 20 | - 28.6% | 59 | 46 | - 22.0% |

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

| Condominium Properties | March | | | Year to Date | | |
|--|-----------|-----------|------------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 3 | 11 | + 266.7% | 9 | 22 | + 144.4% |
| Closed Sales | 3 | 13 | + 333.3% | 5 | 19 | + 280.0% |
| Median Sales Price* | \$405,000 | \$490,000 | + 21.0% | \$405,000 | \$513,000 | + 26.7% |
| Inventory of Homes for Sale | 1 | 11 | + 1,000.0% | -- | -- | -- |
| Months Supply of Inventory | 0.4 | 2.3 | + 475.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 26 | - 21.2% | 47 | 33 | - 29.8% |
| Percent of Original List Price Received* | 103.0% | 101.6% | - 1.4% | 100.8% | 102.1% | + 1.3% |
| New Listings | 2 | 10 | + 400.0% | 7 | 31 | + 342.9% |

* 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

