

# Dedham

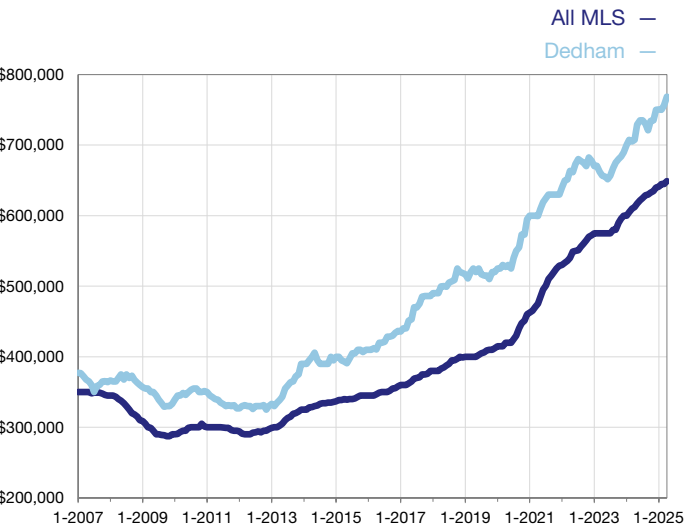
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	23	23	0.0%	66	56	- 15.2%
Closed Sales	22	12	- 45.5%	59	38	- 35.6%
Median Sales Price*	\$750,000	\$752,500	+ 0.3%	\$750,000	\$779,950	+ 4.0%
Inventory of Homes for Sale	23	36	+ 56.5%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	19	42	+ 121.1%	36	41	+ 13.9%
Percent of Original List Price Received*	105.8%	104.8%	- 0.9%	101.4%	101.9%	+ 0.5%
New Listings	23	37	+ 60.9%	82	82	0.0%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	9	+ 200.0%	12	31	+ 158.3%
Closed Sales	2	11	+ 450.0%	7	30	+ 328.6%
Median Sales Price*	\$489,500	\$480,000	- 1.9%	\$477,000	\$498,250	+ 4.5%
Inventory of Homes for Sale	4	15	+ 275.0%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--
Cumulative Days on Market Until Sale	11	23	+ 109.1%	37	30	- 18.9%
Percent of Original List Price Received*	103.3%	101.6%	- 1.6%	101.5%	101.9%	+ 0.4%
New Listings	6	14	+ 133.3%	13	45	+ 246.2%

\* 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

