

Dedham

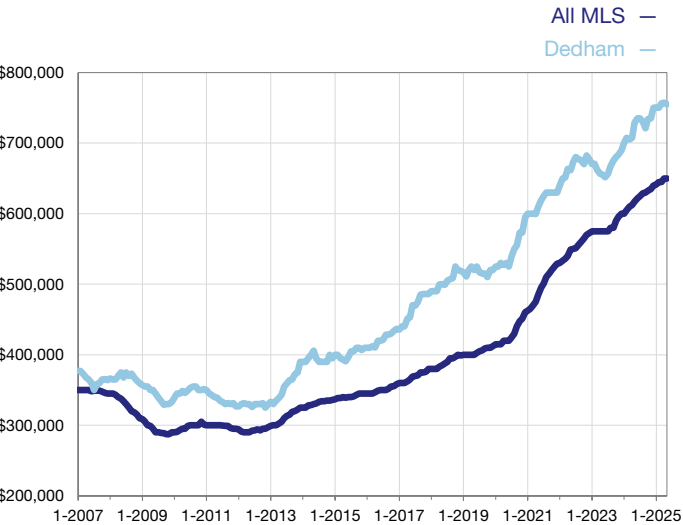
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	24	30	+ 25.0%	90	82	- 8.9%
Closed Sales	19	18	- 5.3%	78	56	- 28.2%
Median Sales Price*	\$900,000	\$847,500	- 5.8%	\$770,000	\$794,000	+ 3.1%
Inventory of Homes for Sale	28	40	+ 42.9%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--
Cumulative Days on Market Until Sale	23	15	- 34.8%	33	32	- 3.0%
Percent of Original List Price Received*	100.8%	104.0%	+ 3.2%	101.3%	102.5%	+ 1.2%
New Listings	31	30	- 3.2%	113	112	- 0.9%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	12	+ 200.0%	16	40	+ 150.0%
Closed Sales	2	5	+ 150.0%	9	36	+ 300.0%
Median Sales Price*	\$1,185,842	\$520,000	- 56.1%	\$477,000	\$511,500	+ 7.2%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	63	51	- 19.0%	42	33	- 21.4%
Percent of Original List Price Received*	102.6%	102.1%	- 0.5%	101.8%	102.1%	+ 0.3%
New Listings	6	8	+ 33.3%	19	54	+ 184.2%

* 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

