

Dedham

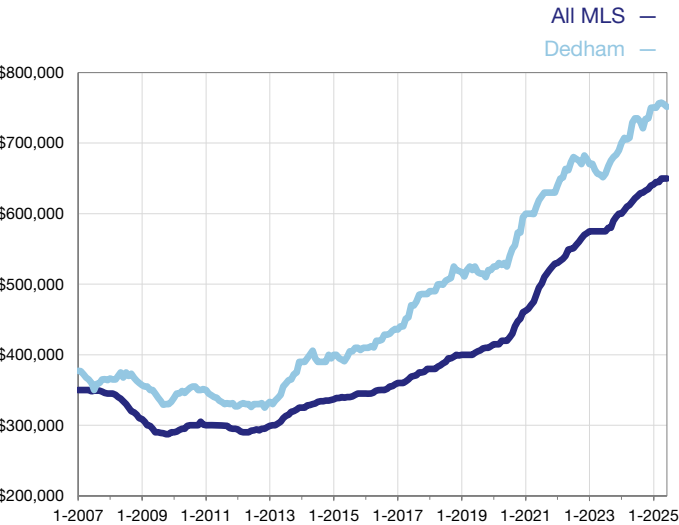
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	31	+ 106.7%	105	113	+ 7.6%
Closed Sales	25	24	- 4.0%	103	81	- 21.4%
Median Sales Price*	\$789,000	\$790,500	+ 0.2%	\$770,000	\$800,000	+ 3.9%
Inventory of Homes for Sale	26	29	+ 11.5%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	28	27	- 3.6%
Percent of Original List Price Received*	106.1%	104.2%	- 1.8%	102.5%	103.0%	+ 0.5%
New Listings	15	27	+ 80.0%	127	137	+ 7.9%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	23	46	+ 100.0%
Closed Sales	5	13	+ 160.0%	14	49	+ 250.0%
Median Sales Price*	\$420,000	\$510,000	+ 21.4%	\$448,500	\$510,000	+ 13.7%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	15	36	+ 140.0%	33	34	+ 3.0%
Percent of Original List Price Received*	106.8%	99.7%	- 6.6%	103.6%	101.5%	- 2.0%
New Listings	7	6	- 14.3%	27	59	+ 118.5%

* 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

