

Dedham

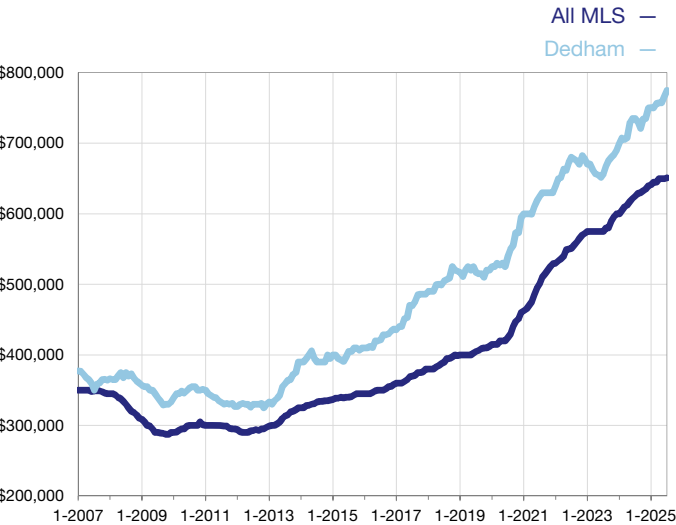
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	21	+ 61.5%	118	131	+ 11.0%
Closed Sales	16	24	+ 50.0%	119	106	- 10.9%
Median Sales Price*	\$742,500	\$902,500	+ 21.5%	\$760,000	\$817,500	+ 7.6%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	27	27	0.0%
Percent of Original List Price Received*	103.1%	99.1%	- 3.9%	102.5%	102.1%	- 0.4%
New Listings	23	24	+ 4.3%	150	159	+ 6.0%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	24	49	+ 104.2%
Closed Sales	6	3	- 50.0%	20	52	+ 160.0%
Median Sales Price*	\$603,750	\$684,000	+ 13.3%	\$462,250	\$511,500	+ 10.7%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	32	34	+ 6.3%
Percent of Original List Price Received*	93.1%	101.3%	+ 8.8%	100.4%	101.5%	+ 1.1%
New Listings	0	4	--	27	63	+ 133.3%

* 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

