

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	13	+ 85.7%	194	216	+ 11.3%
Closed Sales	15	14	- 6.7%	201	205	+ 2.0%
Median Sales Price*	\$815,000	\$814,500	- 0.1%	\$750,000	\$800,000	+ 6.7%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	40	29	- 27.5%	30	33	+ 10.0%
Percent of Original List Price Received*	97.7%	100.8%	+ 3.2%	101.6%	100.4%	- 1.2%
New Listings	7	11	+ 57.1%	228	260	+ 14.0%

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

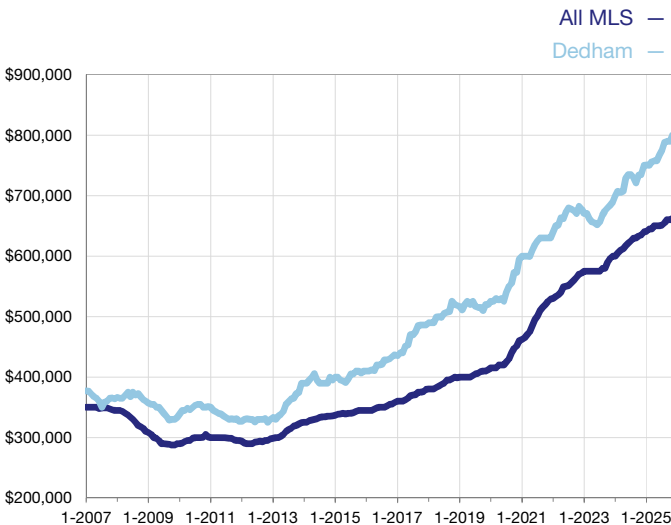
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	3	- 66.7%	46	62	+ 34.8%
Closed Sales	0	4	--	31	72	+ 132.3%
Median Sales Price*	\$0	\$462,500	--	\$477,000	\$525,000	+ 10.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	0	49	--	34	38	+ 11.8%
Percent of Original List Price Received*	0.0%	101.3%	--	100.9%	101.5%	+ 0.6%
New Listings	4	4	0.0%	54	80	+ 48.1%

* 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

