

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	12	- 7.7%	20	18	- 10.0%
Closed Sales	11	10	- 9.1%	19	21	+ 10.5%
Median Sales Price*	\$815,000	\$935,000	+ 14.7%	\$780,000	\$1,031,500	+ 32.2%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	39	59	+ 51.3%	35	49	+ 40.0%
Percent of Original List Price Received*	100.5%	101.2%	+ 0.7%	101.7%	98.6%	- 3.0%
New Listings	9	8	- 11.1%	24	21	- 12.5%

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

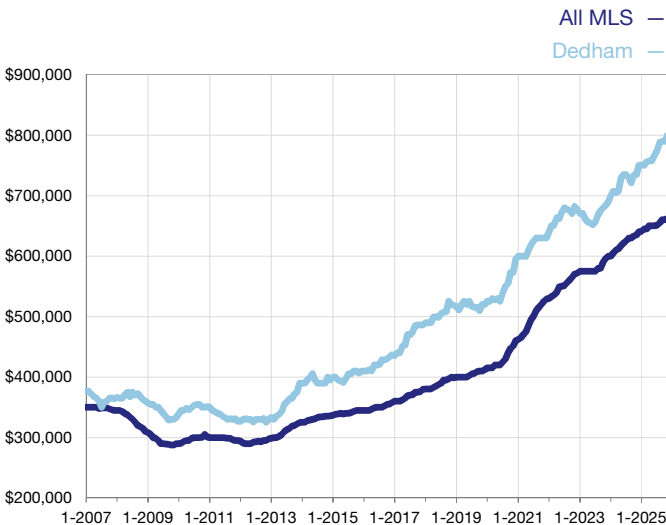
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	3	- 50.0%	12	7	- 41.7%
Closed Sales	4	3	- 25.0%	6	7	+ 16.7%
Median Sales Price*	\$1,645,000	\$527,000	- 68.0%	\$1,007,500	\$465,000	- 53.8%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	69	32	- 53.6%	50	54	+ 8.0%
Percent of Original List Price Received*	93.1%	99.3%	+ 6.7%	103.3%	98.3%	- 4.8%
New Listings	15	7	- 53.3%	23	10	- 56.5%

* 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

