

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dedham

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	15	+ 15.4%	33	33	0.0%
Closed Sales	7	7	0.0%	26	28	+ 7.7%
Median Sales Price*	\$788,000	<b>\$740,000</b>	- 6.1%	\$784,000	<b>\$865,000</b>	+ 10.3%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	54	60	+ 11.1%	40	52	+ 30.0%
Percent of Original List Price Received*	97.3%	101.5%	+ 4.3%	100.5%	99.3%	- 1.2%
New Listings	20	24	+ 20.0%	45	44	- 2.2%

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

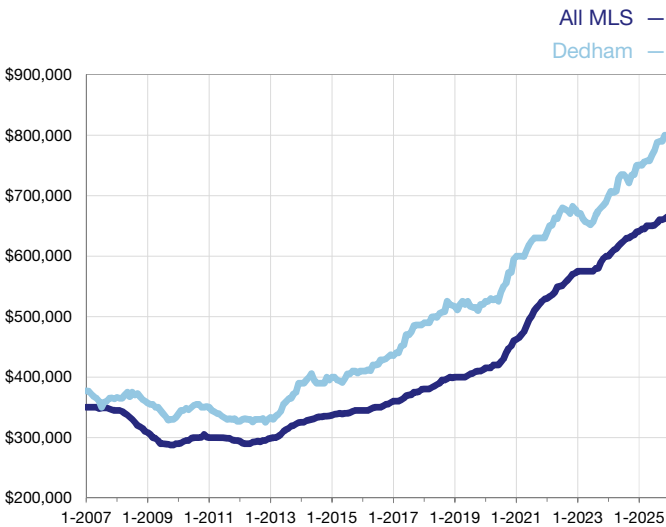
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	5	- 44.4%	21	11	- 47.6%
Closed Sales	13	4	- 69.2%	19	11	- 42.1%
Median Sales Price*	\$490,000	<b>\$501,500</b>	+ 2.3%	\$513,000	<b>\$465,000</b>	- 9.4%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	26	22	- 15.4%	33	43	+ 30.3%
Percent of Original List Price Received*	101.6%	99.9%	- 1.7%	102.1%	98.9%	- 3.1%
New Listings	9	9	0.0%	31	19	- 38.7%

\* 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

