

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	20	+ 5.3%	52	52	0.0%
Closed Sales	12	14	+ 16.7%	38	42	+ 10.5%
Median Sales Price*	\$752,500	\$820,000	+ 9.0%	\$779,950	\$822,500	+ 5.5%
Inventory of Homes for Sale	42	40	- 4.8%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	42	52	+ 23.8%	41	52	+ 26.8%
Percent of Original List Price Received*	104.8%	101.8%	- 2.9%	101.9%	100.1%	- 1.8%
New Listings	35	40	+ 14.3%	80	83	+ 3.8%

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

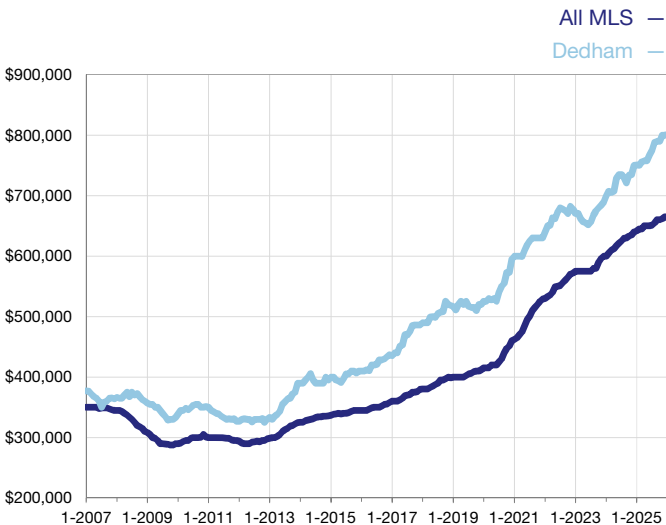
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	9	+ 50.0%	27	19	- 29.6%
Closed Sales	12	4	- 66.7%	31	15	- 51.6%
Median Sales Price*	\$485,750	\$798,000	+ 64.3%	\$505,000	\$521,000	+ 3.2%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	4.1	2.6	- 36.6%	--	--	--
Cumulative Days on Market Until Sale	25	16	- 36.0%	30	35	+ 16.7%
Percent of Original List Price Received*	102.1%	102.7%	+ 0.6%	102.1%	99.9%	- 2.2%
New Listings	13	11	- 15.4%	44	27	- 38.6%

* 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

