

Dedham

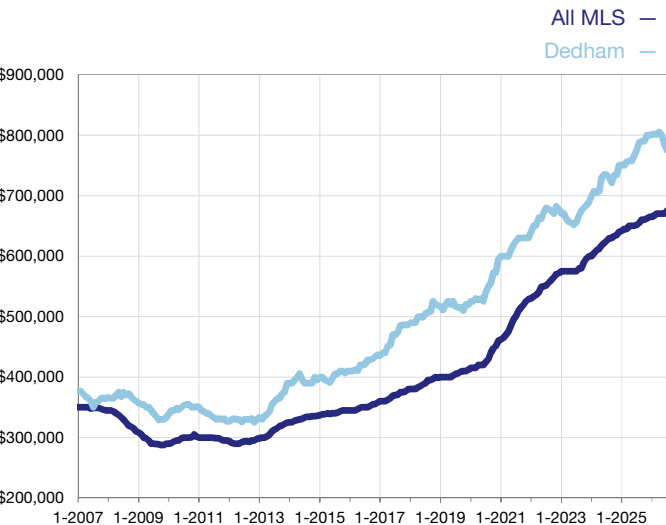
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	23	+ 35.3%	125	131	+ 4.8%
Closed Sales	24	32	+ 33.3%	106	118	+ 11.3%
Median Sales Price*	\$902,500	\$814,250	- 9.8%	\$817,500	\$775,000	- 5.2%
Inventory of Homes for Sale	40	44	+ 10.0%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	27	35	+ 29.6%
Percent of Original List Price Received*	99.1%	100.5%	+ 1.4%	102.1%	101.2%	- 0.9%
New Listings	24	38	+ 58.3%	158	185	+ 17.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	47	26	- 44.7%
Closed Sales	3	6	+ 100.0%	52	31	- 40.4%
Median Sales Price*	\$684,000	\$604,000	- 11.7%	\$511,500	\$521,000	+ 1.9%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	4.3	+ 152.9%	--	--	--
Cumulative Days on Market Until Sale	32	78	+ 143.8%	34	46	+ 35.3%
Percent of Original List Price Received*	101.3%	94.7%	- 6.5%	101.5%	99.1%	- 2.4%
New Listings	4	6	+ 50.0%	63	44	- 30.2%

* 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

