

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dedham

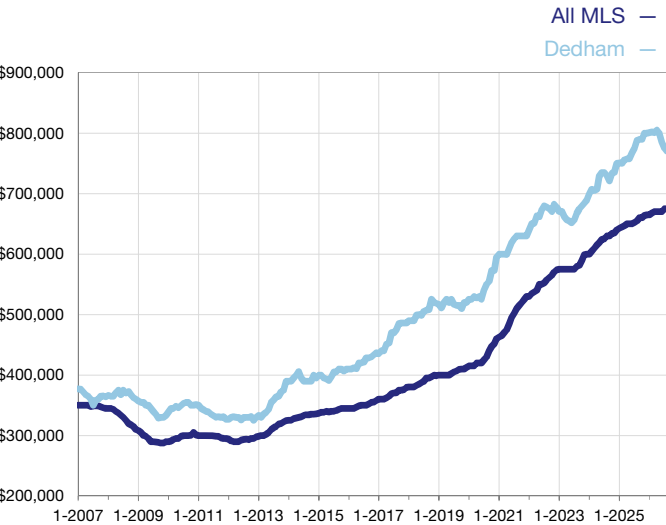
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	22	22	0.0%	147	151	+ 2.7%
Closed Sales	26	26	0.0%	132	144	+ 9.1%
Median Sales Price*	\$788,500	\$690,000	- 12.5%	\$805,000	\$765,500	- 4.9%
Inventory of Homes for Sale	34	34	0.0%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 30.4%	26	34	+ 30.8%
Percent of Original List Price Received*	101.0%	100.3%	- 0.7%	101.9%	101.0%	- 0.9%
New Listings	24	16	- 33.3%	182	200	+ 9.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	49	28	- 42.9%
Closed Sales	5	3	- 40.0%	57	34	- 40.4%
Median Sales Price*	\$805,000	\$420,000	- 47.8%	\$520,000	\$511,000	- 1.7%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.9	4.3	+ 126.3%	--	--	--
Cumulative Days on Market Until Sale	17	103	+ 505.9%	32	51	+ 59.4%
Percent of Original List Price Received*	105.2%	96.2%	- 8.6%	101.8%	98.8%	- 2.9%
New Listings	4	2	- 50.0%	67	47	- 29.9%

* 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

