

# Local Market Update – September 2026

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## Dedham

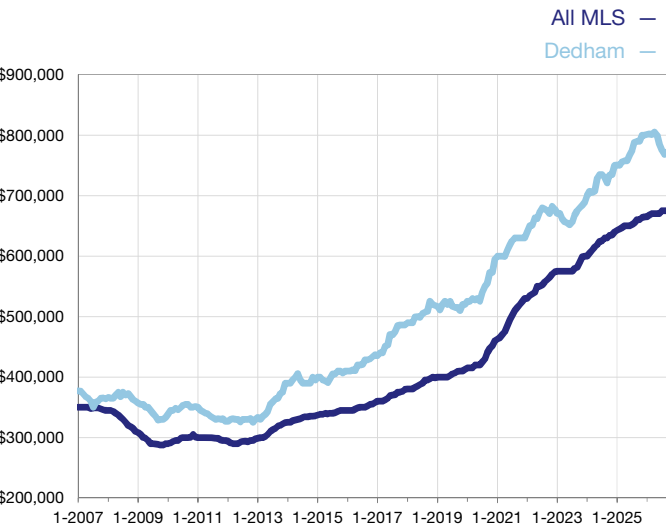
| Single-Family Properties                 | September |           |         | Year to Date |           |         |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
|                                          | 2025      | 2026      | + / -   | 2025         | 2026      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 20        | 25        | + 25.0% | 167          | 173       | + 3.6%  |
| Closed Sales                             | 24        | 20        | - 16.7% | 156          | 165       | + 5.8%  |
| Median Sales Price*                      | \$722,500 | \$831,000 | + 15.0% | \$805,000    | \$770,000 | - 4.3%  |
| Inventory of Homes for Sale              | 39        | 47        | + 20.5% | --           | --        | --      |
| Months Supply of Inventory               | 2.2       | 2.6       | + 18.2% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 65        | 33        | - 49.2% | 32           | 34        | + 6.3%  |
| Percent of Original List Price Received* | 95.3%     | 99.2%     | + 4.1%  | 100.9%       | 100.8%    | - 0.1%  |
| New Listings                             | 28        | 42        | + 50.0% | 210          | 240       | + 14.3% |

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

| Condominium Properties                   | September   |      |          | Year to Date |           |         |
|------------------------------------------|-------------|------|----------|--------------|-----------|---------|
|                                          | 2025        | 2026 | + / -    | 2025         | 2026      | + / -   |
| Key Metrics                              |             |      |          |              |           |         |
| Pending Sales                            | 2           | 4    | + 100.0% | 51           | 32        | - 37.3% |
| Closed Sales                             | 5           | 0    | - 100.0% | 62           | 34        | - 45.2% |
| Median Sales Price*                      | \$2,019,395 | \$0  | - 100.0% | \$525,000    | \$511,000 | - 2.7%  |
| Inventory of Homes for Sale              | 13          | 16   | + 23.1%  | --           | --        | --      |
| Months Supply of Inventory               | 2.3         | 4.4  | + 91.3%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 26          | 0    | - 100.0% | 32           | 51        | + 59.4% |
| Percent of Original List Price Received* | 101.5%      | 0.0% | - 100.0% | 101.8%       | 98.8%     | - 2.9%  |
| New Listings                             | 7           | 6    | - 14.3%  | 74           | 53        | - 28.4% |

\* 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

