Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Dedham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	19	**21**	+ 10.5%	186	**191**	+ 2.7%
Closed Sales	16	**18**	+ 12.5%	172	**184**	+ 7.0%
Median Sales Price*	$755,000	**$765,000**	+ 1.3%	$801,000	**$770,000**	- 3.9%
Inventory of Homes for Sale	45	**45**	0.0%	--	--	--
Months Supply of Inventory	2.6	**2.5**	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	26	**41**	+ 57.7%	32	**35**	+ 9.4%
Percent of Original List Price Received*	98.8%	**96.8%**	- 2.0%	100.7%	**100.4%**	- 0.3%
New Listings	29	**19**	- 34.5%	239	**259**	+ 8.4%

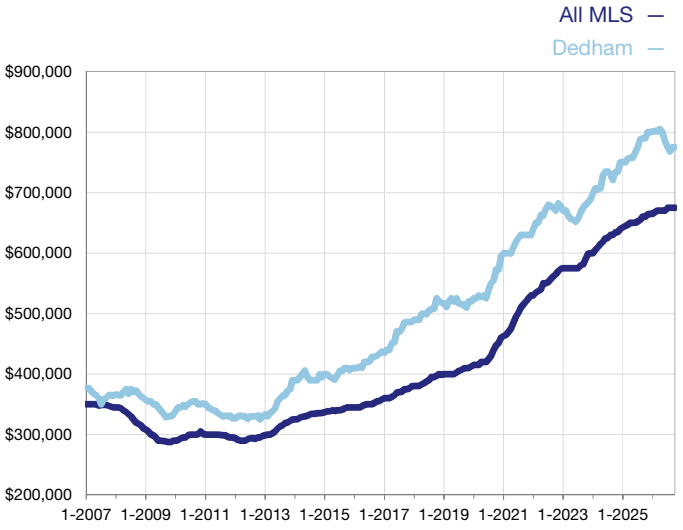
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

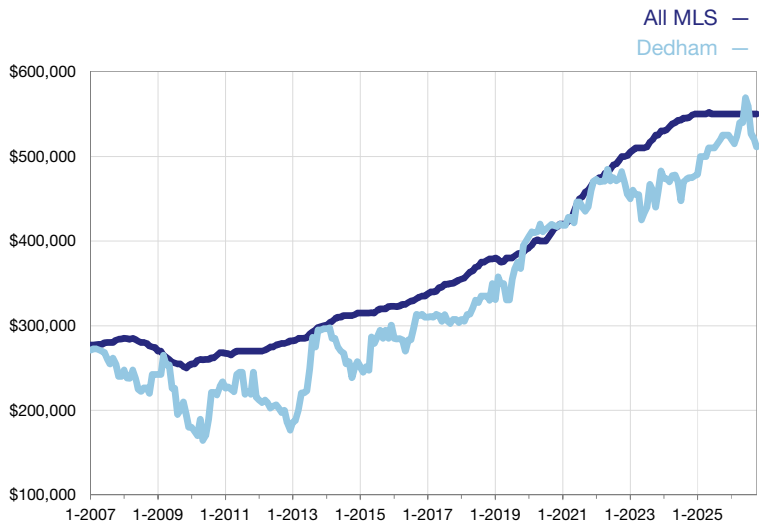
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**2**	- 50.0%	55	**34**	- 38.2%
Closed Sales	2	**3**	+ 50.0%	64	**38**	- 40.6%
Median Sales Price*	$1,342,712	**$372,000**	- 72.3%	$525,000	**$511,000**	- 2.7%
Inventory of Homes for Sale	12	**17**	+ 41.7%	--	--	--
Months Supply of Inventory	2.1	**4.9**	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	194	**102**	- 47.4%	37	**57**	+ 54.1%
Percent of Original List Price Received*	103.7%	**97.0%**	- 6.5%	101.8%	**98.8%**	- 2.9%
New Listings	3	**6**	+ 100.0%	77	**58**	- 24.7%

* 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



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