

Dedham 02026

ZIP code · MA · Massachusetts > Norfolk County > Dedham

BALANCED MARKET

\$748K

MEDIAN SALE PRICE

-9.2%

1-YR CHANGE

282

SALES (12 MO)

\$728K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

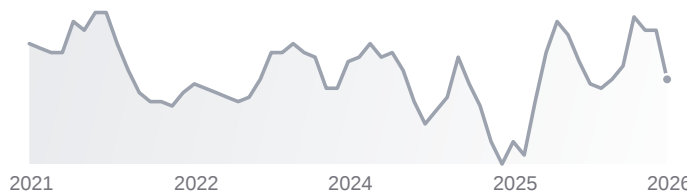
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

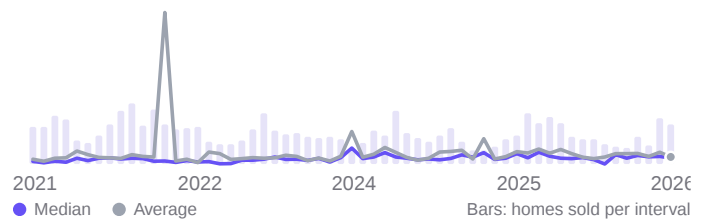
Market temperature (0–100)

53 / 100



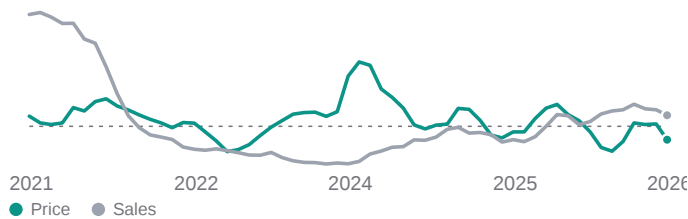
Sale prices

Median \$716K · Average \$752K



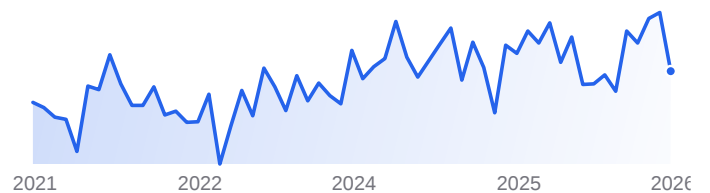
Growth (year over year)

Price -9.2% · Sales +7.6%



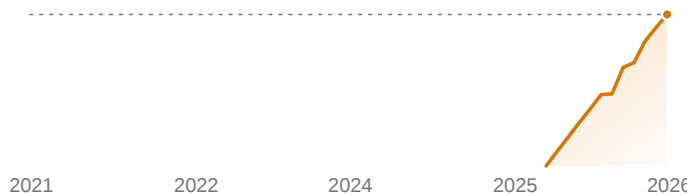
Price per square foot

\$473/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

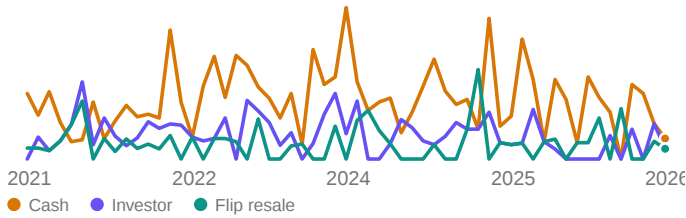
3.5%



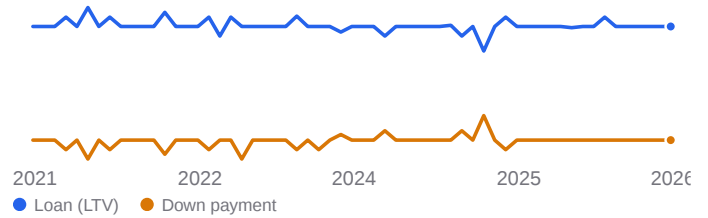
BUYERS & OUTCOMES

Buyer mix

Cash 6.3% · Investor 3.1% · Flip resale 3.1%

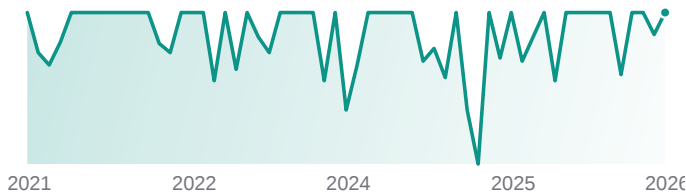


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



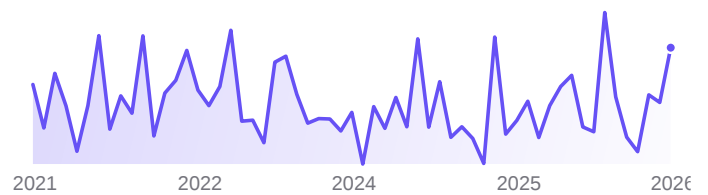
Sellers who sold at a gain

100%



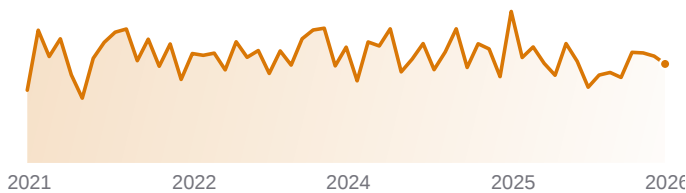
Typical hold before selling

16.3 yrs



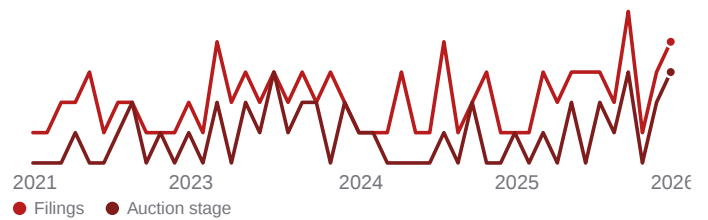
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	7,991
Median value (AVM)	\$728K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1951
Single family	84%
Condos	8.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.1%
Owner occupied	89%
Company owned	17%
Median loan-to-value	46%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	25,745
Density	2,390 / mi²
Median household income	\$126K
Average household income	\$156K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	70
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	4.2%
Unemployment	1.2%
Average temp	49°F
Annual precip	49 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.