

# Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lakeville

### Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	15	+ 36.4%	104	120	+ 15.4%
Closed Sales	13	23	+ 76.9%	102	105	+ 2.9%
Median Sales Price*	\$455,000	<b>\$425,000</b>	- 6.6%	\$439,950	<b>\$428,000</b>	- 2.7%
Inventory of Homes for Sale	49	23	- 53.1%	--	--	--
Months Supply of Inventory	3.8	1.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	68	68	0.0%	74	63	- 14.9%
Percent of Original List Price Received*	95.9%	100.5%	+ 4.8%	97.2%	99.7%	+ 2.6%
New Listings	14	14	0.0%	135	130	- 3.7%

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

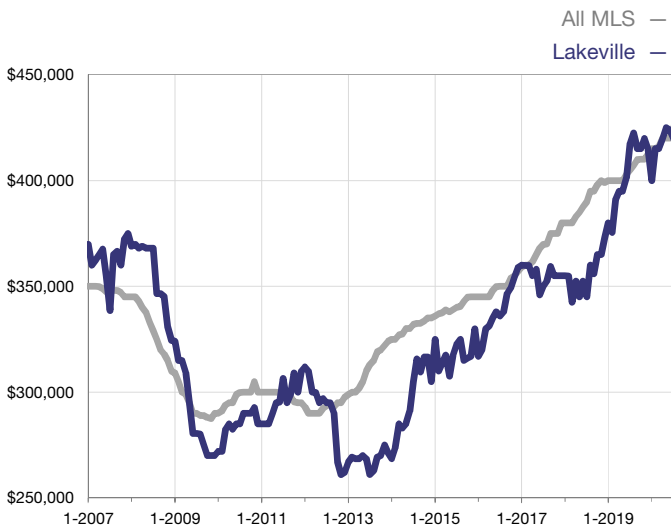
### Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	15	24	+ 60.0%
Closed Sales	2	1	- 50.0%	20	19	- 5.0%
Median Sales Price*	\$347,450	<b>\$380,000</b>	+ 9.4%	\$341,250	<b>\$319,900</b>	- 6.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--
Cumulative Days on Market Until Sale	51	0	- 100.0%	39	36	- 7.7%
Percent of Original List Price Received*	101.0%	100.0%	- 1.0%	100.2%	101.9%	+ 1.7%
New Listings	2	2	0.0%	17	28	+ 64.7%

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

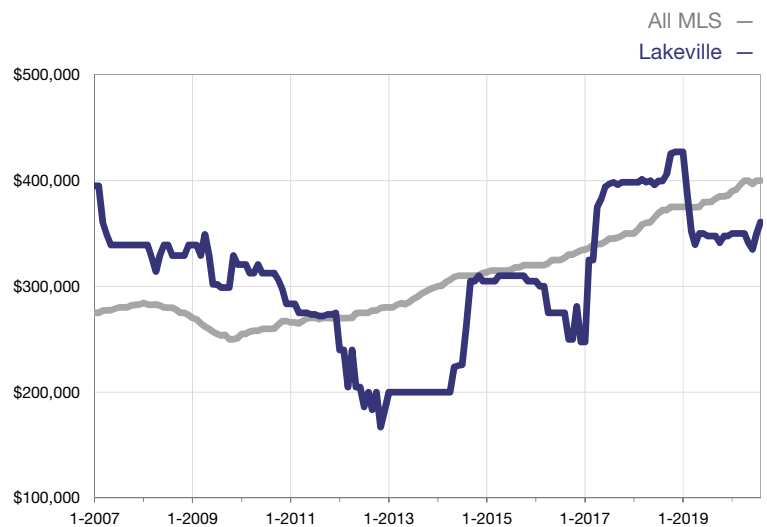
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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