

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	17	+ 142.9%	12	21	+ 75.0%
Closed Sales	6	9	+ 50.0%	13	17	+ 30.8%
Median Sales Price*	\$530,000	\$550,000	+ 3.8%	\$437,400	\$550,000	+ 25.7%
Inventory of Homes for Sale	7	27	+ 285.7%	--	--	--
Months Supply of Inventory	0.6	2.6	+ 333.3%	--	--	--
Cumulative Days on Market Until Sale	71	54	- 23.9%	61	54	- 11.5%
Percent of Original List Price Received*	98.5%	95.6%	- 2.9%	100.2%	95.3%	- 4.9%
New Listings	3	18	+ 500.0%	9	28	+ 211.1%

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

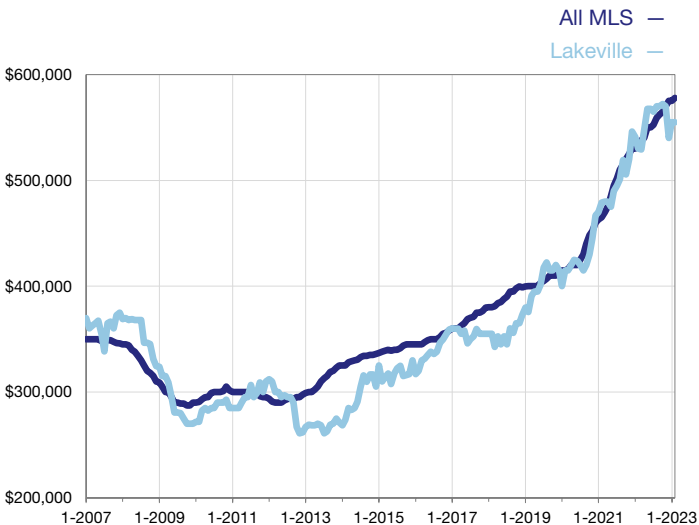
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	1	- 85.7%	11	3	- 72.7%
Closed Sales	7	1	- 85.7%	9	3	- 66.7%
Median Sales Price*	\$480,000	\$392,000	- 18.3%	\$480,000	\$392,000	- 18.3%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--
Cumulative Days on Market Until Sale	66	219	+ 231.8%	52	95	+ 82.7%
Percent of Original List Price Received*	102.2%	98.0%	- 4.1%	102.0%	99.3%	- 2.6%
New Listings	8	5	- 37.5%	13	5	- 61.5%

* 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

