

Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	24	21	- 12.5%	93	87	- 6.5%
Closed Sales	11	16	+ 45.5%	73	67	- 8.2%
Median Sales Price*	\$350,000	\$338,500	- 3.3%	\$350,000	\$330,000	- 5.7%
Inventory of Homes for Sale	33	41	+ 24.2%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	59	33	- 44.1%	72	55	- 23.6%
Percent of Original List Price Received*	95.4%	100.4%	+ 5.2%	95.9%	97.2%	+ 1.4%
New Listings	17	18	+ 5.9%	113	131	+ 15.9%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	0	- 100.0%	15	7	- 53.3%
Closed Sales	3	1	- 66.7%	14	4	- 71.4%
Median Sales Price*	\$396,965	\$449,900	+ 13.3%	\$398,433	\$321,000	- 19.4%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	3.6	6.4	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	42	395	+ 840.5%	55	277	+ 403.6%
Percent of Original List Price Received*	101.6%	100.0%	- 1.6%	100.8%	98.6%	- 2.2%
New Listings	1	8	+ 700.0%	19	13	- 31.6%

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

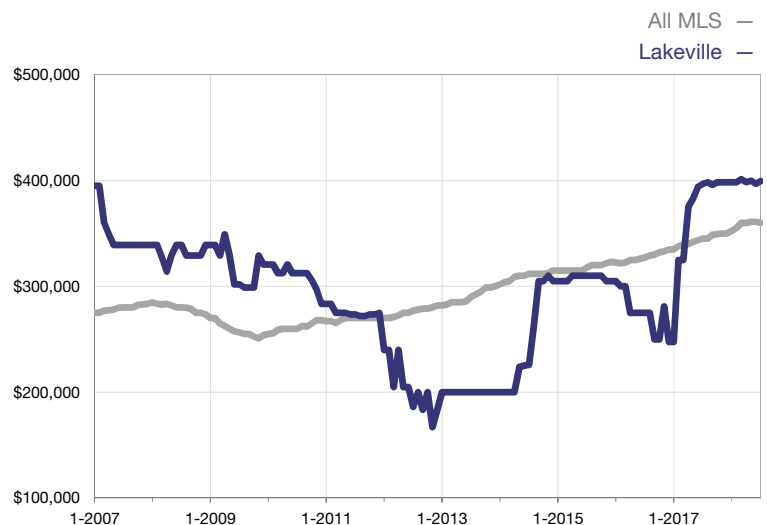
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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