

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	14	- 26.3%	84	95	+ 13.1%
Closed Sales	16	14	- 12.5%	67	88	+ 31.3%
Median Sales Price*	\$338,500	\$483,500	+ 42.8%	\$330,000	\$436,950	+ 32.4%
Inventory of Homes for Sale	54	44	- 18.5%	--	--	--
Months Supply of Inventory	4.7	3.2	- 31.9%	--	--	--
Cumulative Days on Market Until Sale	33	83	+ 151.5%	55	75	+ 36.4%
Percent of Original List Price Received*	100.4%	96.1%	- 4.3%	97.2%	97.3%	+ 0.1%
New Listings	20	18	- 10.0%	133	121	- 9.0%

* 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		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	1	--	7	14	+ 100.0%
Closed Sales	1	4	+ 300.0%	4	18	+ 350.0%
Median Sales Price*	\$449,900	\$353,700	- 21.4%	\$321,000	\$339,950	+ 5.9%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	6.4	1.1	- 82.8%	--	--	--
Cumulative Days on Market Until Sale	395	16	- 95.9%	277	37	- 86.6%
Percent of Original List Price Received*	100.0%	98.6%	- 1.4%	98.6%	100.1%	+ 1.5%
New Listings	8	2	- 75.0%	13	15	+ 15.4%

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

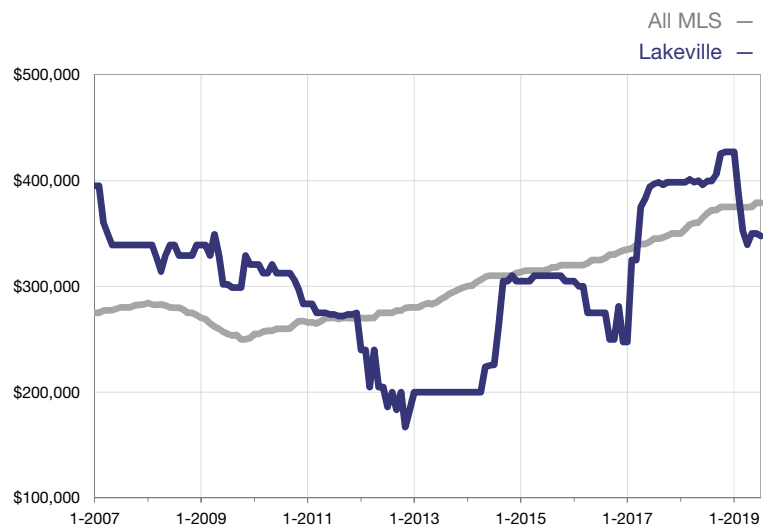
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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