Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Lakeville

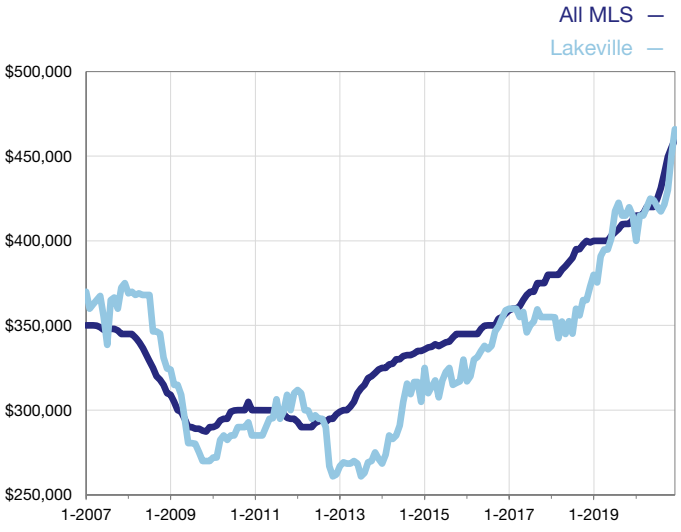
Single-Family Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	12	**16**	+ 33.3%	146	**194**	+ 32.9%
Closed Sales	13	**22**	+ 69.2%	145	**172**	+ 18.6%
Median Sales Price*	$360,000	**$492,500**	+ 36.8%	$415,000	**$466,000**	+ 12.3%
Inventory of Homes for Sale	36	**11**	- 69.4%	--	--	--
Months Supply of Inventory	3.0	**0.8**	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	70	**49**	- 30.0%	77	**54**	- 29.9%
Percent of Original List Price Received*	98.1%	**101.2%**	+ 3.2%	96.9%	**100.1%**	+ 3.3%
New Listings	9	**11**	+ 22.2%	186	**200**	+ 7.5%

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

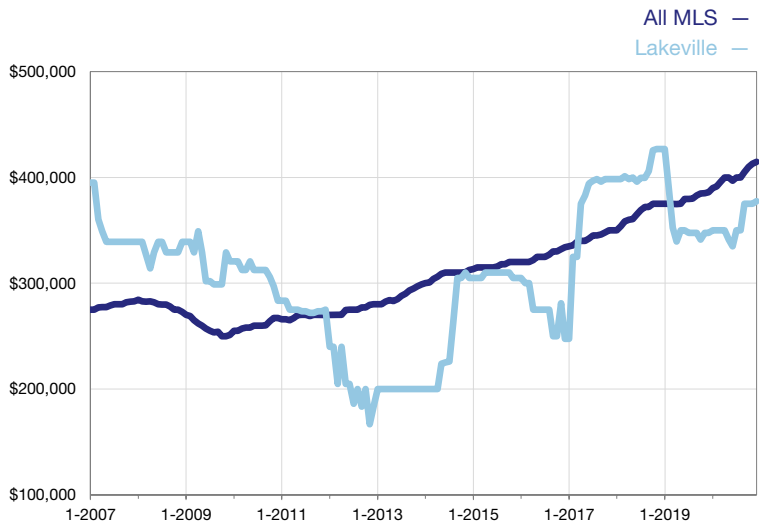
Condominium Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	4	**6**	+ 50.0%	27	**44**	+ 63.0%
Closed Sales	3	**4**	+ 33.3%	29	**39**	+ 34.5%
Median Sales Price*	$375,000	**$417,450**	+ 11.3%	$347,500	**$377,500**	+ 8.6%
Inventory of Homes for Sale	2	**13**	+ 550.0%	--	--	--
Months Supply of Inventory	0.8	**3.7**	+ 362.5%	--	--	--
Cumulative Days on Market Until Sale	6	**72**	+ 1,100.0%	39	**37**	- 5.1%
Percent of Original List Price Received*	100.3%	**101.2%**	+ 0.9%	100.2%	**101.5%**	+ 1.3%
New Listings	3	**9**	+ 200.0%	28	**58**	+ 107.1%

* 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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