

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	15	+ 66.7%	43	48	+ 11.6%
Closed Sales	9	8	- 11.1%	40	45	+ 12.5%
Median Sales Price*	\$497,000	\$461,484	- 7.1%	\$417,500	\$541,000	+ 29.6%
Inventory of Homes for Sale	31	18	- 41.9%	--	--	--
Months Supply of Inventory	2.6	1.2	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	110	35	- 68.2%	85	46	- 45.9%
Percent of Original List Price Received*	99.1%	100.0%	+ 0.9%	100.7%	100.4%	- 0.3%
New Listings	10	19	+ 90.0%	51	56	+ 9.8%

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

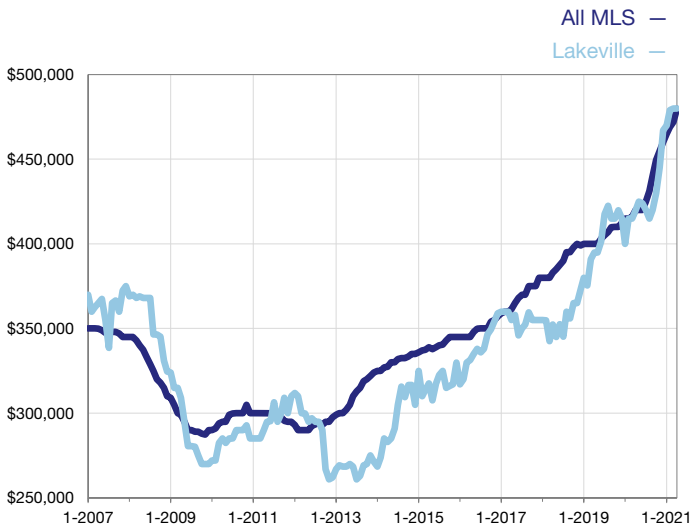
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	9	+ 80.0%	12	23	+ 91.7%
Closed Sales	4	7	+ 75.0%	10	21	+ 110.0%
Median Sales Price*	\$309,900	\$441,500	+ 42.5%	\$319,900	\$439,300	+ 37.3%
Inventory of Homes for Sale	3	14	+ 366.7%	--	--	--
Months Supply of Inventory	1.2	3.1	+ 158.3%	--	--	--
Cumulative Days on Market Until Sale	13	41	+ 215.4%	24	47	+ 95.8%
Percent of Original List Price Received*	102.8%	106.0%	+ 3.1%	102.1%	102.7%	+ 0.6%
New Listings	6	6	0.0%	14	27	+ 92.9%

* 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

