

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	15	- 16.7%	61	63	+ 3.3%
Closed Sales	8	17	+ 112.5%	48	62	+ 29.2%
Median Sales Price*	\$477,500	\$415,000	- 13.1%	\$457,500	\$495,984	+ 8.4%
Inventory of Homes for Sale	34	14	- 58.8%	--	--	--
Months Supply of Inventory	3.0	0.9	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	33	32	- 3.0%	77	43	- 44.2%
Percent of Original List Price Received*	98.4%	102.4%	+ 4.1%	100.3%	100.9%	+ 0.6%
New Listings	25	12	- 52.0%	76	68	- 10.5%

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

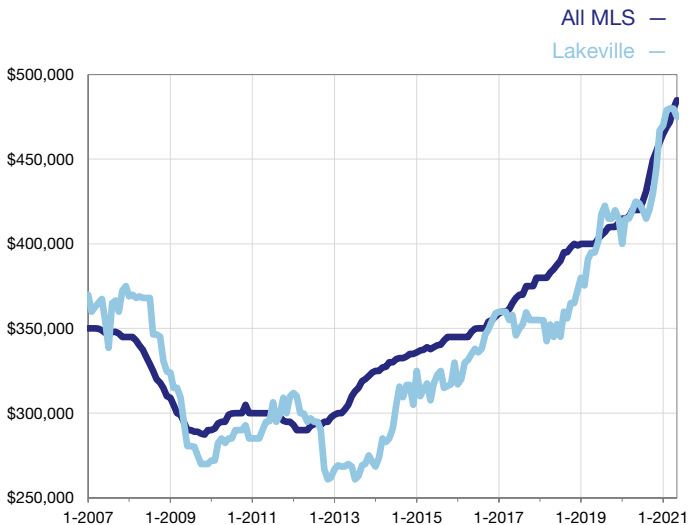
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	9	+ 200.0%	15	32	+ 113.3%
Closed Sales	2	3	+ 50.0%	12	24	+ 100.0%
Median Sales Price*	\$312,450	\$431,235	+ 38.0%	\$319,900	\$439,150	+ 37.3%
Inventory of Homes for Sale	3	15	+ 400.0%	--	--	--
Months Supply of Inventory	1.2	3.2	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	41	119	+ 190.2%	27	56	+ 107.4%
Percent of Original List Price Received*	100.9%	107.8%	+ 6.8%	101.9%	103.4%	+ 1.5%
New Listings	3	13	+ 333.3%	17	40	+ 135.3%

* 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

