

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	13	+ 333.3%	15	33	+ 120.0%
Closed Sales	7	11	+ 57.1%	20	28	+ 40.0%
Median Sales Price*	\$470,000	\$389,900	- 17.0%	\$462,500	\$532,500	+ 15.1%
Inventory of Homes for Sale	6	28	+ 366.7%	--	--	--
Months Supply of Inventory	0.5	2.5	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	40	75	+ 87.5%	54	62	+ 14.8%
Percent of Original List Price Received*	100.6%	92.4%	- 8.2%	100.3%	94.2%	- 6.1%
New Listings	3	14	+ 366.7%	12	42	+ 250.0%

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

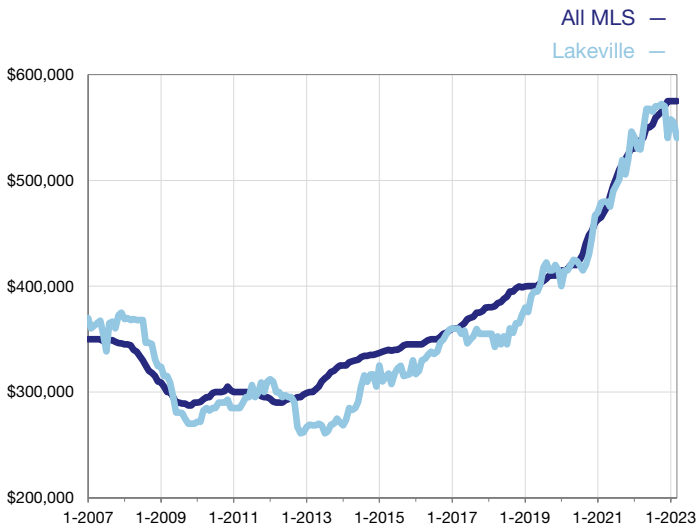
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	12	5	- 58.3%
Closed Sales	2	3	+ 50.0%	11	6	- 45.5%
Median Sales Price*	\$520,328	\$435,000	- 16.4%	\$480,000	\$424,000	- 11.7%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	3.2	3.6	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	7	108	+ 1,442.9%	44	102	+ 131.8%
Percent of Original List Price Received*	104.5%	97.0%	- 7.2%	102.5%	98.2%	- 4.2%
New Listings	2	5	+ 150.0%	15	10	- 33.3%

* 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

