

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	15	+ 275.0%	19	47	+ 147.4%
Closed Sales	5	11	+ 120.0%	25	39	+ 56.0%
Median Sales Price*	\$686,955	\$480,000	- 30.1%	\$500,000	\$525,000	+ 5.0%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	55	87	+ 58.2%	54	69	+ 27.8%
Percent of Original List Price Received*	95.3%	94.8%	- 0.5%	99.3%	94.3%	- 5.0%
New Listings	10	6	- 40.0%	22	48	+ 118.2%

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

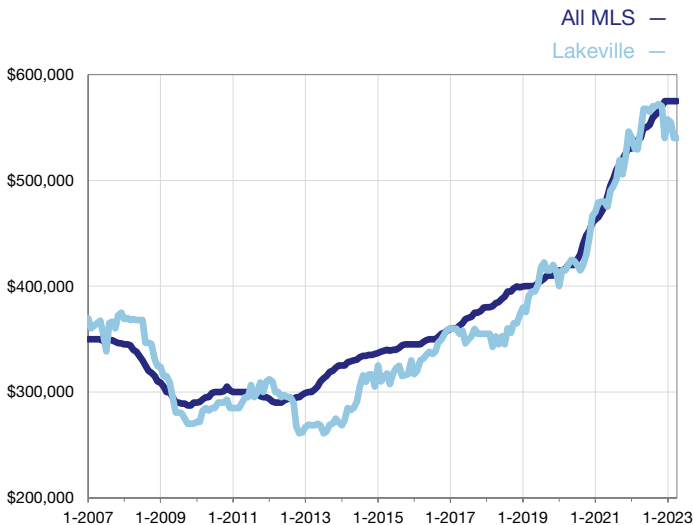
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	14	8	- 42.9%
Closed Sales	11	2	- 81.8%	22	8	- 63.6%
Median Sales Price*	\$505,000	\$564,500	+ 11.8%	\$489,505	\$477,500	- 2.5%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	4.9	3.0	- 38.8%	--	--	--
Cumulative Days on Market Until Sale	82	36	- 56.1%	63	85	+ 34.9%
Percent of Original List Price Received*	107.5%	99.3%	- 7.6%	105.0%	98.5%	- 6.2%
New Listings	7	1	- 85.7%	22	11	- 50.0%

* 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

