

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lakeville

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	15	+ 7.1%	33	60	+ 81.8%
Closed Sales	6	10	+ 66.7%	31	49	+ 58.1%
Median Sales Price*	\$614,900	<b>\$450,000</b>	- 26.8%	\$560,000	<b>\$499,000</b>	- 10.9%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	53	77	+ 45.3%	54	71	+ 31.5%
Percent of Original List Price Received*	96.8%	<b>92.8%</b>	- 4.1%	98.8%	<b>94.0%</b>	- 4.9%
New Listings	23	16	- 30.4%	45	62	+ 37.8%

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

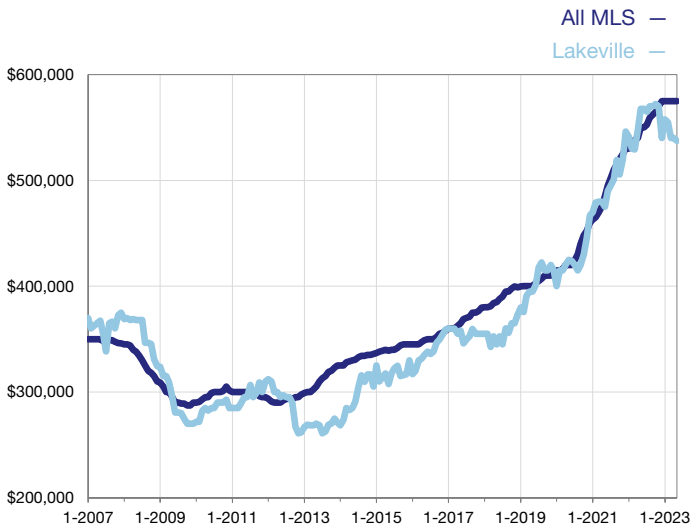
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	20	13	- 35.0%
Closed Sales	8	3	- 62.5%	30	11	- 63.3%
Median Sales Price*	\$532,000	<b>\$478,077</b>	- 10.1%	\$504,565	<b>\$478,077</b>	- 5.2%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	5.5	2.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	67	93	+ 38.8%	64	87	+ 35.9%
Percent of Original List Price Received*	105.6%	<b>102.3%</b>	- 3.1%	105.1%	<b>99.5%</b>	- 5.3%
New Listings	6	8	+ 33.3%	28	19	- 32.1%

\* 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

