

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lakeville

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	11	- 38.9%	51	70	+ 37.3%
Closed Sales	9	15	+ 66.7%	40	64	+ 60.0%
Median Sales Price*	\$650,000	<b>\$675,000</b>	+ 3.8%	\$589,950	<b>\$545,000</b>	- 7.6%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	23	56	+ 143.5%	47	67	+ 42.6%
Percent of Original List Price Received*	100.2%	<b>100.3%</b>	+ 0.1%	99.1%	<b>95.5%</b>	- 3.6%
New Listings	27	16	- 40.7%	72	78	+ 8.3%

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

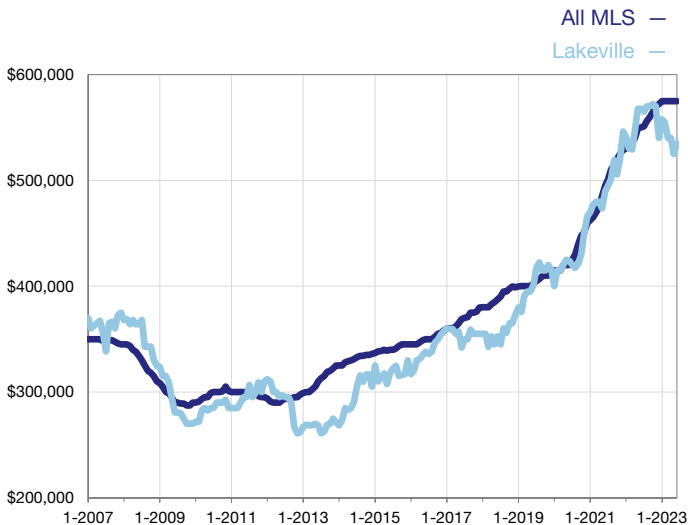
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	25	18	- 28.0%
Closed Sales	5	2	- 60.0%	35	13	- 62.9%
Median Sales Price*	\$513,589	<b>\$480,250</b>	- 6.5%	\$505,000	<b>\$478,077</b>	- 5.3%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	5.4	2.0	- 63.0%	--	--	--
Cumulative Days on Market Until Sale	28	107	+ 282.1%	59	90	+ 52.5%
Percent of Original List Price Received*	105.3%	<b>100.0%</b>	- 5.0%	105.1%	<b>99.6%</b>	- 5.2%
New Listings	5	4	- 20.0%	33	23	- 30.3%

\* 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

