

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lakeville

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	5	- 66.7%	66	71	+ 7.6%
Closed Sales	20	8	- 60.0%	60	72	+ 20.0%
Median Sales Price*	\$622,450	<b>\$590,000</b>	- 5.2%	\$609,950	<b>\$552,500</b>	- 9.4%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	23	37	+ 60.9%	39	64	+ 64.1%
Percent of Original List Price Received*	99.6%	100.7%	+ 1.1%	99.3%	96.1%	- 3.2%
New Listings	18	8	- 55.6%	90	86	- 4.4%

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

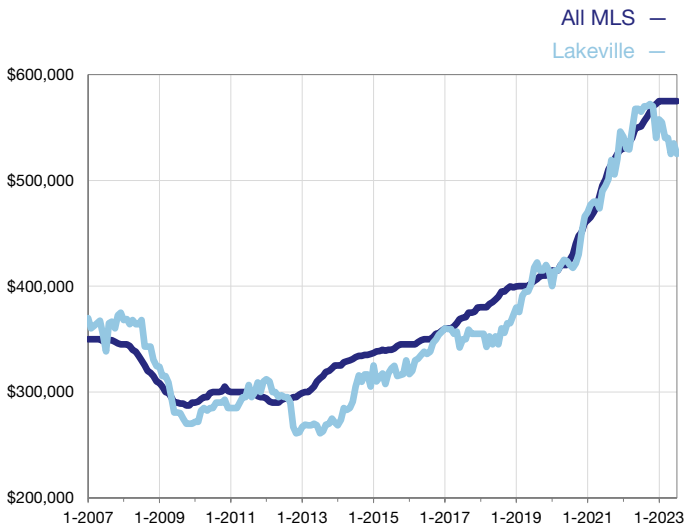
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	32	21	- 34.4%
Closed Sales	2	4	+ 100.0%	37	17	- 54.1%
Median Sales Price*	\$454,950	<b>\$449,450</b>	- 1.2%	\$505,000	<b>\$462,900</b>	- 8.3%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	4.9	3.1	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	19	148	+ 678.9%	57	104	+ 82.5%
Percent of Original List Price Received*	104.8%	102.7%	- 2.0%	105.1%	100.3%	- 4.6%
New Listings	7	6	- 14.3%	40	29	- 27.5%

\* 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

