

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lakeville

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	17	+ 70.0%	76	85	+ 11.8%
Closed Sales	16	8	- 50.0%	76	80	+ 5.3%
Median Sales Price*	\$492,500	<b>\$675,000</b>	+ 37.1%	\$589,950	<b>\$579,950</b>	- 1.7%
Inventory of Homes for Sale	34	24	- 29.4%	--	--	--
Months Supply of Inventory	3.3	2.3	- 30.3%	--	--	--
Cumulative Days on Market Until Sale	28	65	+ 132.1%	37	64	+ 73.0%
Percent of Original List Price Received*	98.4%	97.9%	- 0.5%	99.1%	96.3%	- 2.8%
New Listings	17	12	- 29.4%	107	98	- 8.4%

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

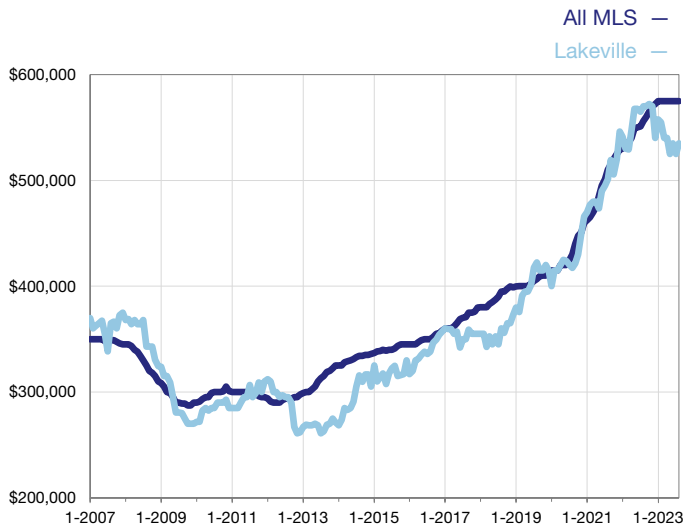
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	4	- 50.0%	40	24	- 40.0%
Closed Sales	8	3	- 62.5%	45	20	- 55.6%
Median Sales Price*	\$487,314	<b>\$430,900</b>	- 11.6%	\$501,000	<b>\$438,000</b>	- 12.6%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	3.7	2.8	- 24.3%	--	--	--
Cumulative Days on Market Until Sale	76	11	- 85.5%	60	90	+ 50.0%
Percent of Original List Price Received*	100.9%	101.2%	+ 0.3%	104.4%	100.4%	- 3.8%
New Listings	5	1	- 80.0%	45	30	- 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

