

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	12	+ 33.3%	85	93	+ 9.4%
Closed Sales	11	12	+ 9.1%	87	92	+ 5.7%
Median Sales Price*	\$475,000	\$625,000	+ 31.6%	\$570,000	\$588,750	+ 3.3%
Inventory of Homes for Sale	42	22	- 47.6%	--	--	--
Months Supply of Inventory	4.1	2.1	- 48.8%	--	--	--
Cumulative Days on Market Until Sale	26	55	+ 111.5%	35	63	+ 80.0%
Percent of Original List Price Received*	98.2%	99.2%	+ 1.0%	99.0%	96.7%	- 2.3%
New Listings	19	11	- 42.1%	126	108	- 14.3%

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

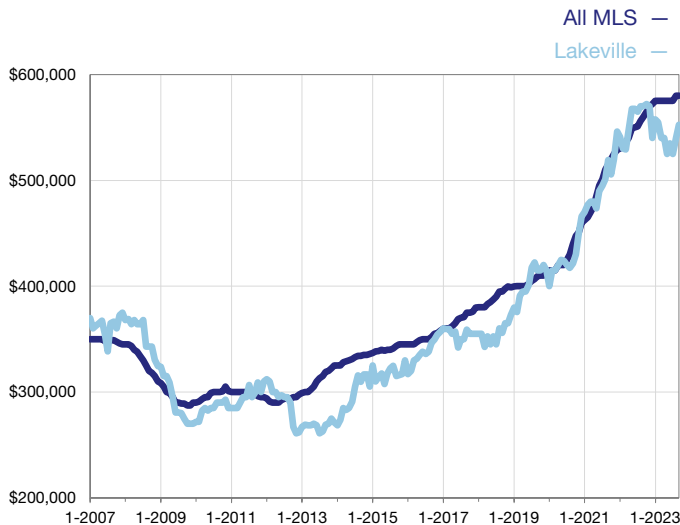
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	43	25	- 41.9%
Closed Sales	9	1	- 88.9%	54	21	- 61.1%
Median Sales Price*	\$515,518	\$527,500	+ 2.3%	\$505,000	\$440,000	- 12.9%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.5	3.4	- 2.9%	--	--	--
Cumulative Days on Market Until Sale	18	98	+ 444.4%	53	90	+ 69.8%
Percent of Original List Price Received*	103.0%	100.0%	- 2.9%	104.1%	100.4%	- 3.6%
New Listings	10	3	- 70.0%	55	33	- 40.0%

* 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

