

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	14	+ 16.7%	97	107	+ 10.3%
Closed Sales	9	8	- 11.1%	96	101	+ 5.2%
Median Sales Price*	\$499,900	\$414,450	- 17.1%	\$560,000	\$565,000	+ 0.9%
Inventory of Homes for Sale	39	15	- 61.5%	--	--	--
Months Supply of Inventory	3.8	1.4	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	40	49	+ 22.5%	36	62	+ 72.2%
Percent of Original List Price Received*	95.4%	97.6%	+ 2.3%	98.7%	96.8%	- 1.9%
New Listings	11	11	0.0%	137	119	- 13.1%

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

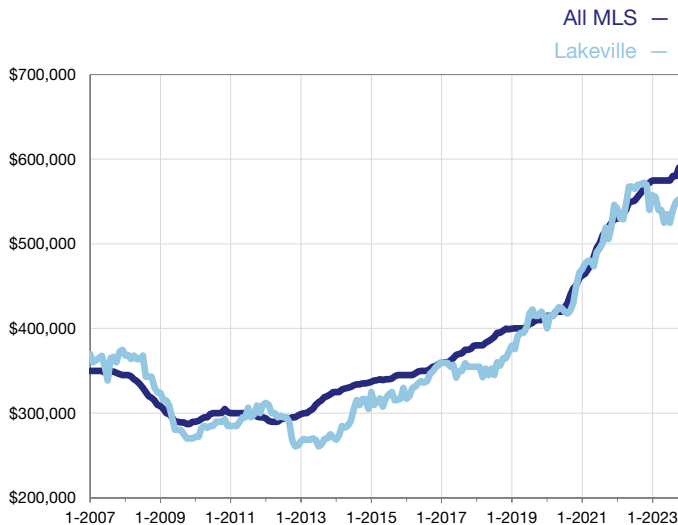
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	45	27	- 40.0%
Closed Sales	5	0	- 100.0%	59	21	- 64.4%
Median Sales Price*	\$525,200	\$0	- 100.0%	\$507,300	\$440,000	- 13.3%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	166	0	- 100.0%	63	90	+ 42.9%
Percent of Original List Price Received*	103.5%	0.0%	- 100.0%	104.1%	100.4%	- 3.6%
New Listings	3	3	0.0%	58	36	- 37.9%

* 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

