

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	108	111	+ 2.8%
Closed Sales	13	8	- 38.5%	109	110	+ 0.9%
Median Sales Price*	\$500,000	\$675,000	+ 35.0%	\$555,000	\$588,750	+ 6.1%
Inventory of Homes for Sale	36	17	- 52.8%	--	--	--
Months Supply of Inventory	3.6	1.7	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	43	46	+ 7.0%	37	60	+ 62.2%
Percent of Original List Price Received*	93.0%	97.2%	+ 4.5%	98.0%	96.9%	- 1.1%
New Listings	8	7	- 12.5%	145	126	- 13.1%

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

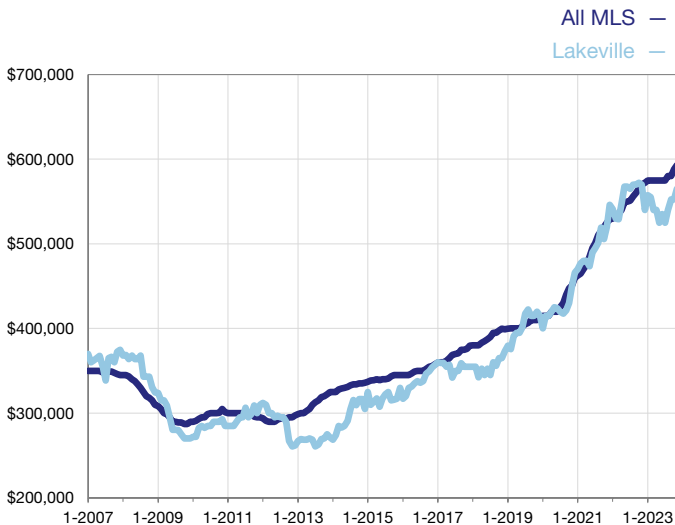
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	49	30	- 38.8%
Closed Sales	3	3	0.0%	62	24	- 61.3%
Median Sales Price*	\$499,338	\$360,000	- 27.9%	\$506,150	\$438,000	- 13.5%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--
Cumulative Days on Market Until Sale	240	45	- 81.3%	71	84	+ 18.3%
Percent of Original List Price Received*	101.1%	99.1%	- 2.0%	103.9%	100.3%	- 3.5%
New Listings	4	5	+ 25.0%	62	41	- 33.9%

* 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

