

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lakeville

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	116	117	+ 0.9%
Closed Sales	12	7	- 41.7%	121	117	- 3.3%
Median Sales Price*	\$477,450	<b>\$660,000</b>	+ 38.2%	\$540,000	<b>\$597,500</b>	+ 10.6%
Inventory of Homes for Sale	30	13	- 56.7%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	43	54	+ 25.6%	37	60	+ 62.2%
Percent of Original List Price Received*	97.7%	<b>99.3%</b>	+ 1.6%	98.0%	<b>97.0%</b>	- 1.0%
New Listings	11	4	- 63.6%	156	130	- 16.7%

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

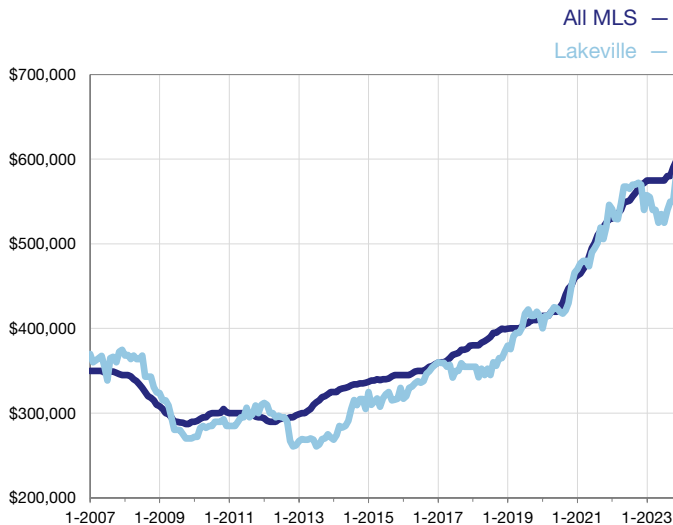
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	50	34	- 32.0%
Closed Sales	4	9	+ 125.0%	66	33	- 50.0%
Median Sales Price*	\$525,744	<b>\$547,042</b>	+ 4.1%	\$508,150	<b>\$495,000</b>	- 2.6%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--
Cumulative Days on Market Until Sale	159	41	- 74.2%	77	73	- 5.2%
Percent of Original List Price Received*	100.5%	<b>101.1%</b>	+ 0.6%	103.7%	<b>100.5%</b>	- 3.1%
New Listings	1	5	+ 400.0%	63	47	- 25.4%

\* 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

