

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	11	- 15.4%	45	29	- 35.6%
Closed Sales	11	2	- 81.8%	39	21	- 46.2%
Median Sales Price*	\$480,000	\$667,500	+ 39.1%	\$525,000	\$650,000	+ 23.8%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	87	41	- 52.9%	69	68	- 1.4%
Percent of Original List Price Received*	94.8%	94.6%	- 0.2%	94.3%	96.9%	+ 2.8%
New Listings	6	14	+ 133.3%	46	38	- 17.4%

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

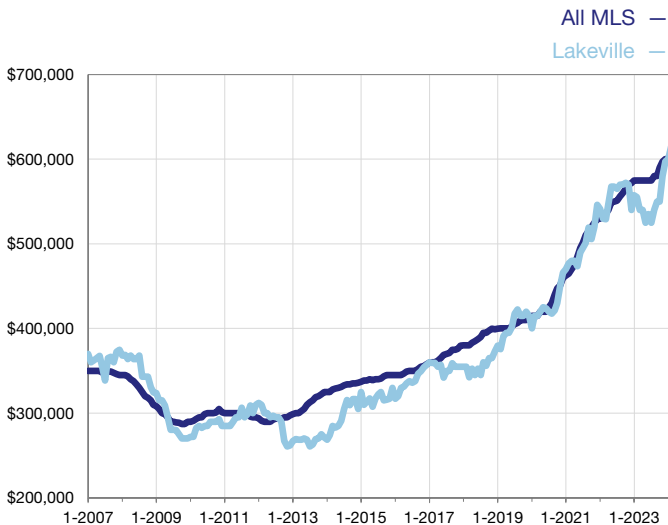
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	8	15	+ 87.5%
Closed Sales	2	2	0.0%	8	12	+ 50.0%
Median Sales Price*	\$564,500	\$530,000	- 6.1%	\$477,500	\$533,045	+ 11.6%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	36	33	- 8.3%	85	72	- 15.3%
Percent of Original List Price Received*	99.3%	96.1%	- 3.2%	98.5%	98.0%	- 0.5%
New Listings	1	4	+ 300.0%	11	17	+ 54.5%

* 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

