

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	8	- 38.5%	58	36	- 37.9%
Closed Sales	10	14	+ 40.0%	49	35	- 28.6%
Median Sales Price*	\$450,000	\$490,000	+ 8.9%	\$499,000	\$550,000	+ 10.2%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	77	41	- 46.8%	71	57	- 19.7%
Percent of Original List Price Received*	92.8%	96.0%	+ 3.4%	94.0%	96.6%	+ 2.8%
New Listings	16	13	- 18.8%	62	51	- 17.7%

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

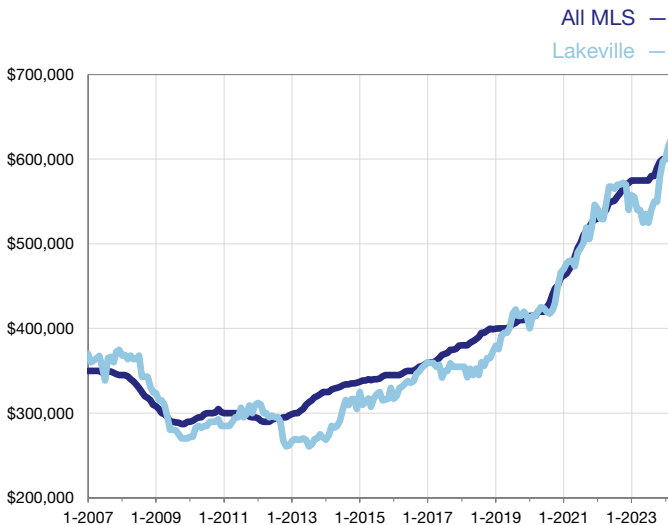
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	0	- 100.0%	12	15	+ 25.0%
Closed Sales	3	3	0.0%	11	15	+ 36.4%
Median Sales Price*	\$478,077	\$589,000	+ 23.2%	\$478,077	\$550,000	+ 15.0%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	93	165	+ 77.4%	87	91	+ 4.6%
Percent of Original List Price Received*	102.3%	104.5%	+ 2.2%	99.5%	99.3%	- 0.2%
New Listings	8	0	- 100.0%	19	17	- 10.5%

* 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

