

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	11	- 8.3%	80	68	- 15.0%
Closed Sales	9	11	+ 22.2%	81	66	- 18.5%
Median Sales Price*	\$630,000	\$600,000	- 4.8%	\$579,900	\$605,000	+ 4.3%
Inventory of Homes for Sale	31	24	- 22.6%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--
Cumulative Days on Market Until Sale	65	24	- 63.1%	64	43	- 32.8%
Percent of Original List Price Received*	98.1%	98.5%	+ 0.4%	96.3%	98.0%	+ 1.8%
New Listings	11	13	+ 18.2%	97	91	- 6.2%

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

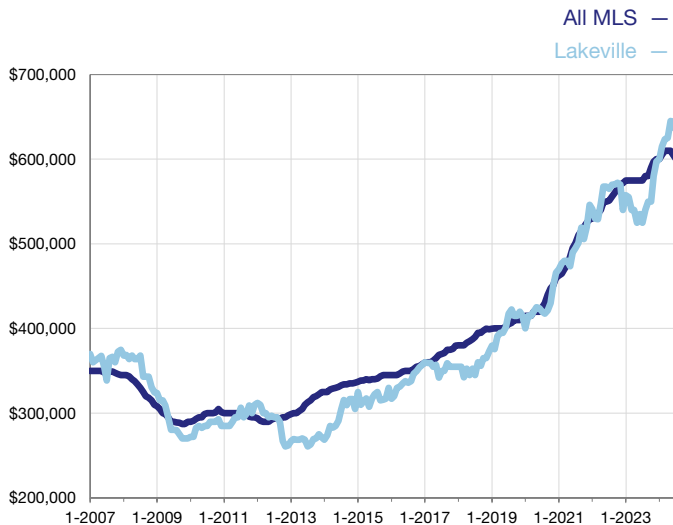
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	22	17	- 22.7%
Closed Sales	3	0	- 100.0%	20	17	- 15.0%
Median Sales Price*	\$430,900	\$0	- 100.0%	\$438,000	\$550,000	+ 25.6%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	3.8	1.8	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	90	102	+ 13.3%
Percent of Original List Price Received*	101.2%	0.0%	- 100.0%	100.4%	99.4%	- 1.0%
New Listings	1	1	0.0%	30	18	- 40.0%

* 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

