

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	10	- 9.1%	102	86	- 15.7%
Closed Sales	9	9	0.0%	102	83	- 18.6%
Median Sales Price*	\$430,000	\$540,000	+ 25.6%	\$562,500	\$600,000	+ 6.7%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--
Cumulative Days on Market Until Sale	45	30	- 33.3%	61	42	- 31.1%
Percent of Original List Price Received*	98.8%	93.2%	- 5.7%	96.9%	97.2%	+ 0.3%
New Listings	11	9	- 18.2%	119	114	- 4.2%

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

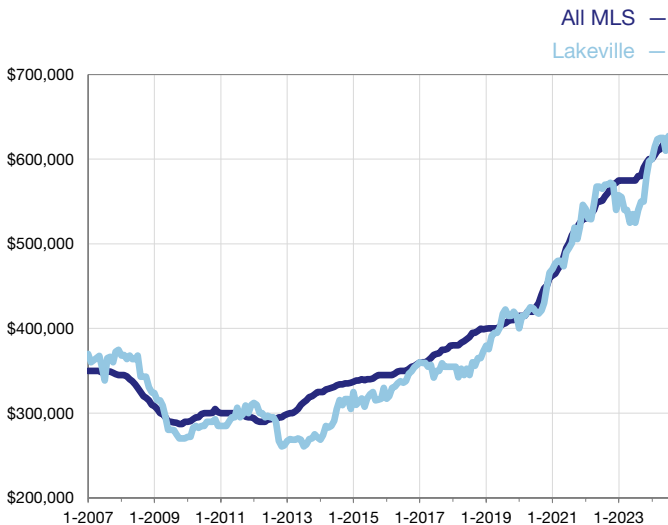
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	26	21	- 19.2%
Closed Sales	0	2	--	21	21	0.0%
Median Sales Price*	\$0	\$505,000	--	\$440,000	\$550,000	+ 25.0%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	3.9	1.1	- 71.8%	--	--	--
Cumulative Days on Market Until Sale	0	16	--	90	92	+ 2.2%
Percent of Original List Price Received*	0.0%	101.1%	--	100.4%	99.0%	- 1.4%
New Listings	3	1	- 66.7%	36	20	- 44.4%

* 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

