

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lakeville

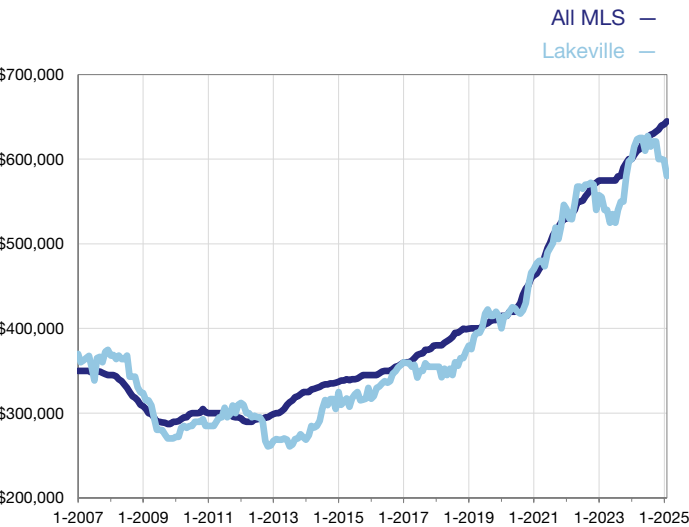
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				8	16	+ 100.0%	10	26	+ 160.0%
Closed Sales				6	10	+ 66.7%	10	16	+ 60.0%
Median Sales Price*				\$801,235	\$650,000	- 18.9%	\$739,085	\$612,500	- 17.1%
Inventory of Homes for Sale				19	12	- 36.8%	--	--	--
Months Supply of Inventory				2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale				161	80	- 50.3%	108	67	- 38.0%
Percent of Original List Price Received*				98.2%	97.3%	- 0.9%	97.9%	99.3%	+ 1.4%
New Listings				8	6	- 25.0%	15	18	+ 20.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	2	- 33.3%	9	4	- 55.6%
Closed Sales				3	0	- 100.0%	6	2	- 66.7%
Median Sales Price*				\$544,900	\$0	- 100.0%	\$520,595	\$352,500	- 32.3%
Inventory of Homes for Sale				9	5	- 44.4%	--	--	--
Months Supply of Inventory				2.8	2.5	- 10.7%	--	--	--
Cumulative Days on Market Until Sale				62	0	- 100.0%	108	55	- 49.1%
Percent of Original List Price Received*				96.4%	0.0%	- 100.0%	97.3%	87.8%	- 9.8%
New Listings				3	1	- 66.7%	10	5	- 50.0%

* 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

