# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Lakeville

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 12 | **8** | - 33.3% | 106 | **93** | - 12.3% |
| Closed Sales | 10 | **16** | + 60.0% | 102 | **98** | - 3.9% |
| Median Sales Price* | $805,000 | **$727,000** | - 9.7% | $652,500 | **$647,500** | - 0.8% |
| Inventory of Homes for Sale | 22 | **39** | + 77.3% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | **4.3** | + 95.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 100 | **53** | - 47.0% | 71 | **42** | - 40.8% |
| Percent of Original List Price Received* | 96.2% | **95.5%** | - 0.7% | 96.7% | **98.5%** | + 1.9% |
| New Listings | 9 | **13** | + 44.4% | 122 | **143** | + 17.2% |

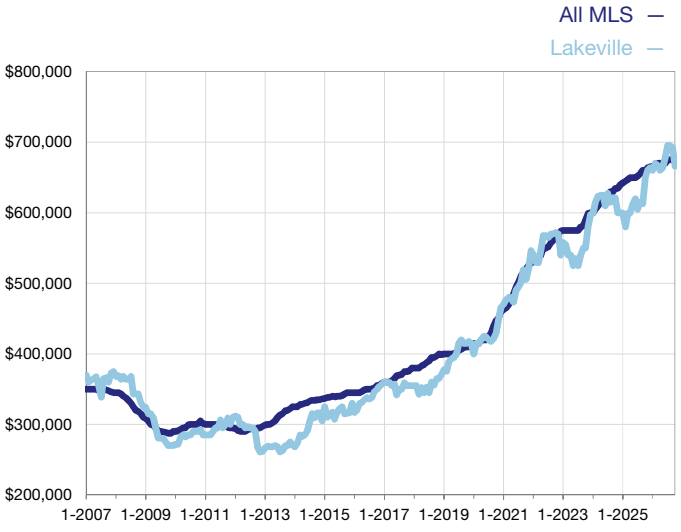
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

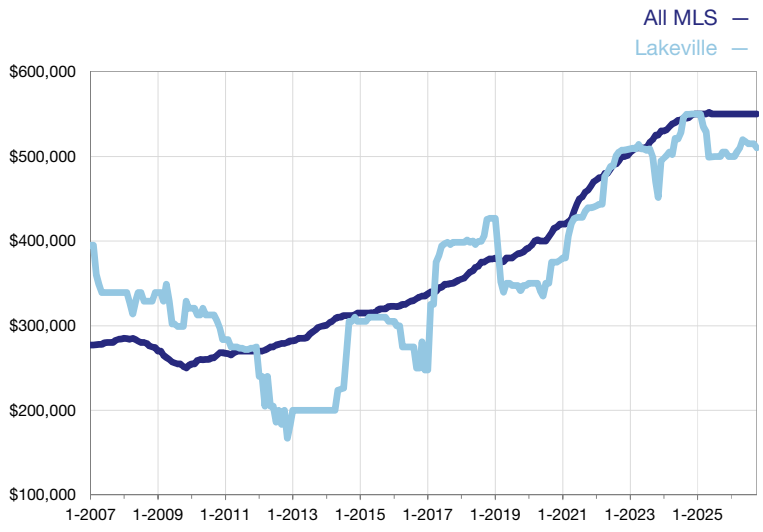
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 1 | **1** | 0.0% | 19 | **17** | - 10.5% |
| Closed Sales | 1 | **4** | + 300.0% | 22 | **17** | - 22.7% |
| Median Sales Price* | $620,000 | **$509,000** | - 17.9% | $499,500 | **$515,000** | + 3.1% |
| Inventory of Homes for Sale | 3 | **2** | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | **1.1** | - 21.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | **30** | - 3.2% | 86 | **50** | - 41.9% |
| Percent of Original List Price Received* | 100.0% | **100.7%** | + 0.7% | 96.9% | **99.1%** | + 2.3% |
| New Listings | 1 | **1** | 0.0% | 18 | **19** | + 5.6% |

* 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




MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.