

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Blackstone

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	6	- 14.3%	45	69	+ 53.3%
Closed Sales	7	8	+ 14.3%	39	62	+ 59.0%
Median Sales Price*	\$355,000	\$320,000	- 9.9%	\$295,000	\$297,000	+ 0.7%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	26	76	+ 192.3%	59	54	- 8.5%
Percent of Original List Price Received*	94.6%	97.2%	+ 2.7%	97.4%	98.1%	+ 0.7%
New Listings	13	9	- 30.8%	62	89	+ 43.5%

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

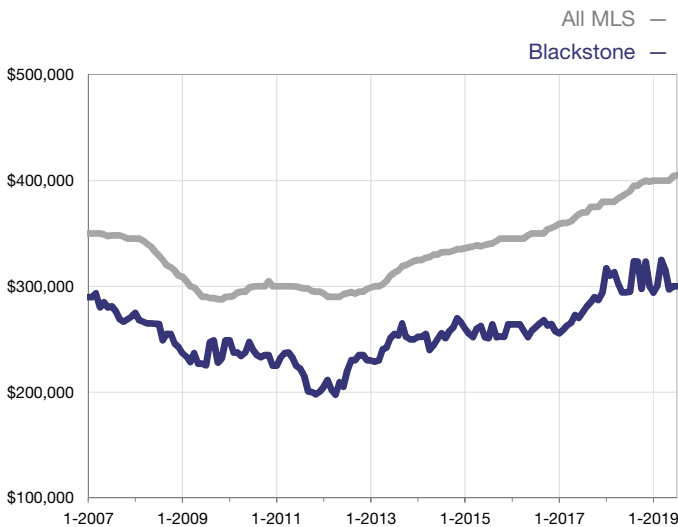
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	3	0.0%	13	11	- 15.4%
Closed Sales	2	2	0.0%	9	9	0.0%
Median Sales Price*	\$184,500	\$222,000	+ 20.3%	\$180,000	\$189,000	+ 5.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	74	190	+ 156.8%	62	52	- 16.1%
Percent of Original List Price Received*	92.3%	97.9%	+ 6.1%	95.5%	98.3%	+ 2.9%
New Listings	3	2	- 33.3%	12	10	- 16.7%

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

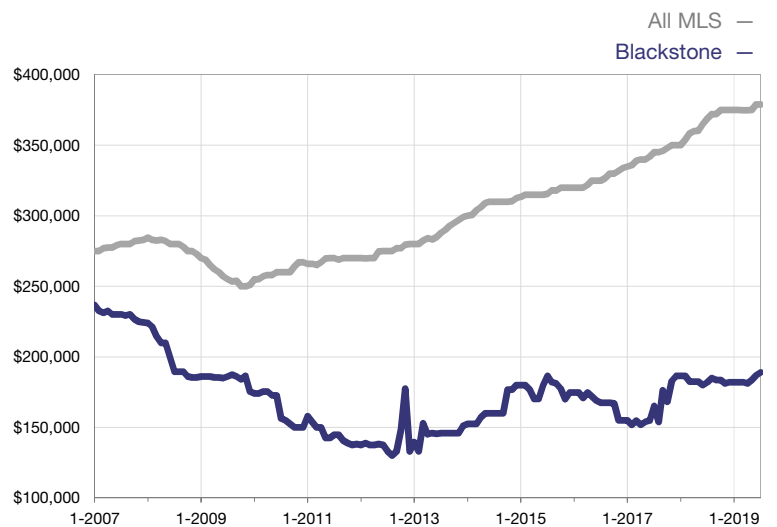
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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