

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Blackstone

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	10	+ 11.1%	35	33	- 5.7%
Closed Sales	8	5	- 37.5%	25	23	- 8.0%
Median Sales Price*	\$378,500	\$385,000	+ 1.7%	\$339,000	\$385,000	+ 13.6%
Inventory of Homes for Sale	22	1	- 95.5%	--	--	--
Months Supply of Inventory	3.0	0.1	- 96.7%	--	--	--
Cumulative Days on Market Until Sale	49	16	- 67.3%	40	20	- 50.0%
Percent of Original List Price Received*	99.6%	100.4%	+ 0.8%	99.7%	103.2%	+ 3.5%
New Listings	12	5	- 58.3%	55	32	- 41.8%

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

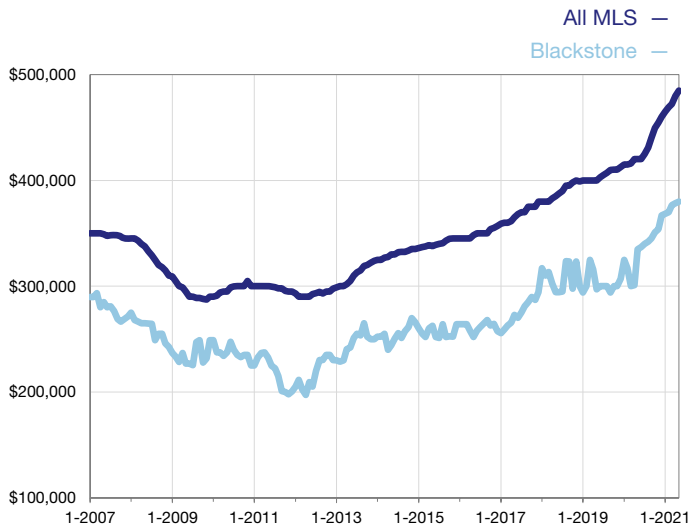
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	7	6	- 14.3%
Closed Sales	1	1	0.0%	5	5	0.0%
Median Sales Price*	\$210,000	\$314,000	+ 49.5%	\$210,000	\$250,000	+ 19.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	51	21	- 58.8%
Percent of Original List Price Received*	105.1%	104.7%	- 0.4%	98.6%	103.9%	+ 5.4%
New Listings	3	1	- 66.7%	6	7	+ 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

