

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Blackstone

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	4	- 50.0%	28	22	- 21.4%
Closed Sales	5	7	+ 40.0%	26	22	- 15.4%
Median Sales Price*	\$458,000	<b>\$460,225</b>	+ 0.5%	\$429,000	<b>\$447,613</b>	+ 4.3%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	11	16	+ 45.5%	33	55	+ 66.7%
Percent of Original List Price Received*	111.8%	<b>106.8%</b>	- 4.5%	104.6%	<b>99.8%</b>	- 4.6%
New Listings	11	7	- 36.4%	32	27	- 15.6%

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

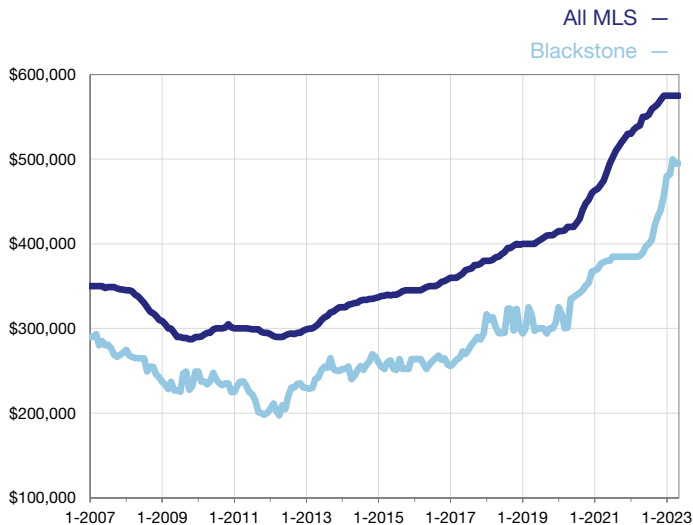
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	4	6	+ 50.0%
Closed Sales	1	1	0.0%	1	6	+ 500.0%
Median Sales Price*	\$401,250	<b>\$396,000</b>	- 1.3%	\$401,250	<b>\$329,000</b>	- 18.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	2	103	+ 5,050.0%	2	54	+ 2,600.0%
Percent of Original List Price Received*	107.0%	<b>99.0%</b>	- 7.5%	107.0%	<b>99.3%</b>	- 7.2%
New Listings	2	2	0.0%	4	5	+ 25.0%

\* 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

