

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Blackstone

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	41	29	- 29.3%
Closed Sales	4	1	- 75.0%	37	26	- 29.7%
Median Sales Price*	\$495,000	\$485,000	- 2.0%	\$455,000	\$437,500	- 3.8%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	20	23	+ 15.0%	28	50	+ 78.6%
Percent of Original List Price Received*	103.0%	107.8%	+ 4.7%	104.6%	100.4%	- 4.0%
New Listings	6	4	- 33.3%	45	34	- 24.4%

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

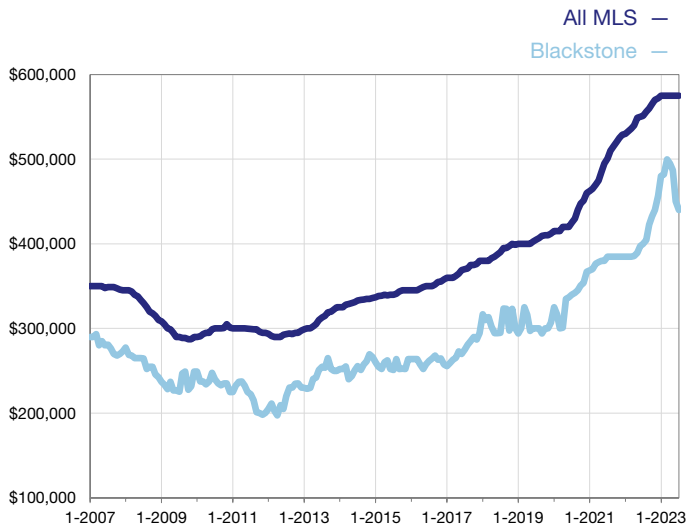
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	9	12	+ 33.3%
Closed Sales	2	2	0.0%	5	9	+ 80.0%
Median Sales Price*	\$357,500	\$334,950	- 6.3%	\$365,000	\$319,900	- 12.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	6	20	+ 233.3%	11	43	+ 290.9%
Percent of Original List Price Received*	106.0%	100.0%	- 5.7%	104.6%	99.5%	- 4.9%
New Listings	4	4	0.0%	11	12	+ 9.1%

* 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

