

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Blackstone

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	46	34	- 26.1%
Closed Sales	7	5	- 28.6%	44	31	- 29.5%
Median Sales Price*	\$484,000	<b>\$460,000</b>	- 5.0%	\$456,500	<b>\$440,000</b>	- 3.6%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	36	10	- 72.2%	29	43	+ 48.3%
Percent of Original List Price Received*	95.9%	<b>100.7%</b>	+ 5.0%	103.2%	<b>100.4%</b>	- 2.7%
New Listings	8	9	+ 12.5%	53	43	- 18.9%

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

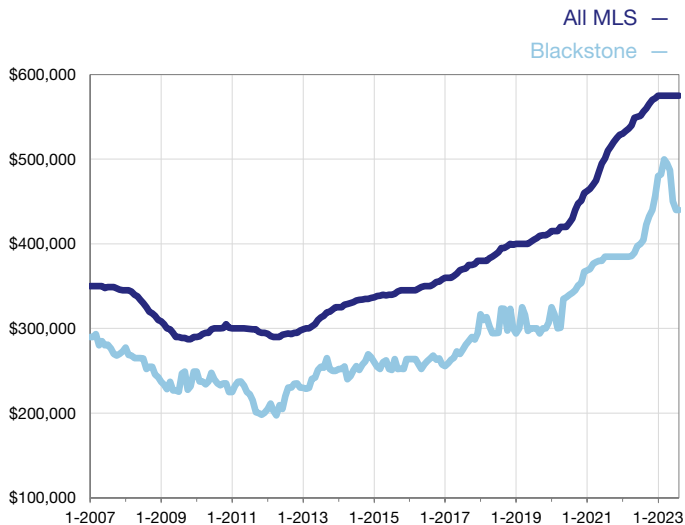
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	10	15	+ 50.0%
Closed Sales	2	6	+ 200.0%	7	15	+ 114.3%
Median Sales Price*	\$296,000	<b>\$349,000</b>	+ 17.9%	\$350,000	<b>\$342,000</b>	- 2.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	23	47	+ 104.3%	15	44	+ 193.3%
Percent of Original List Price Received*	107.6%	<b>100.3%</b>	- 6.8%	105.5%	<b>99.8%</b>	- 5.4%
New Listings	1	2	+ 100.0%	12	14	+ 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

