

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Blackstone

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	60	46	- 23.3%
Closed Sales	12	11	- 8.3%	60	45	- 25.0%
Median Sales Price*	\$495,000	<b>\$457,500</b>	- 7.6%	\$452,450	<b>\$457,500</b>	+ 1.1%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	23	17	- 26.1%	29	35	+ 20.7%
Percent of Original List Price Received*	97.8%	<b>104.3%</b>	+ 6.6%	101.9%	<b>101.4%</b>	- 0.5%
New Listings	6	6	0.0%	70	56	- 20.0%

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

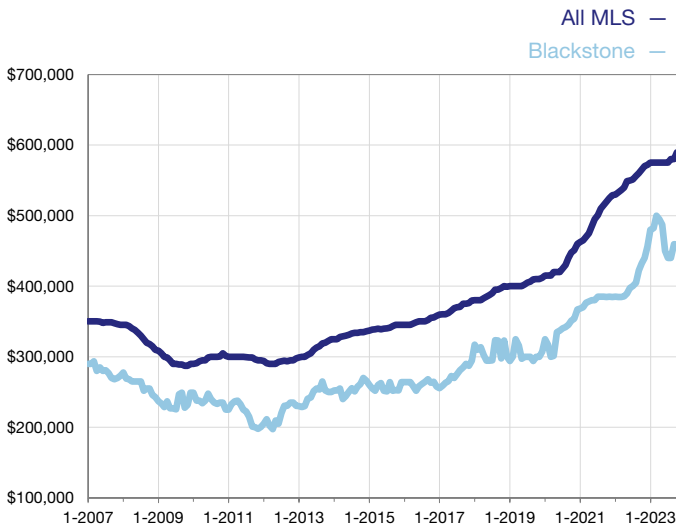
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	12	17	+ 41.7%
Closed Sales	4	2	- 50.0%	12	18	+ 50.0%
Median Sales Price*	\$356,250	<b>\$403,500</b>	+ 13.3%	\$351,250	<b>\$345,000</b>	- 1.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	10	37	+ 270.0%	15	43	+ 186.7%
Percent of Original List Price Received*	102.3%	<b>100.9%</b>	- 1.4%	104.4%	<b>100.0%</b>	- 4.2%
New Listings	1	0	- 100.0%	16	17	+ 6.3%

\* 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

