

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Blackstone

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	4	- 20.0%	27	32	+ 18.5%
Closed Sales	1	3	+ 200.0%	26	34	+ 30.8%
Median Sales Price*	\$485,000	\$695,000	+ 43.3%	\$437,500	\$467,500	+ 6.9%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	23	87	+ 278.3%	50	50	0.0%
Percent of Original List Price Received*	107.8%	104.2%	- 3.3%	100.4%	99.1%	- 1.3%
New Listings	5	9	+ 80.0%	33	39	+ 18.2%

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

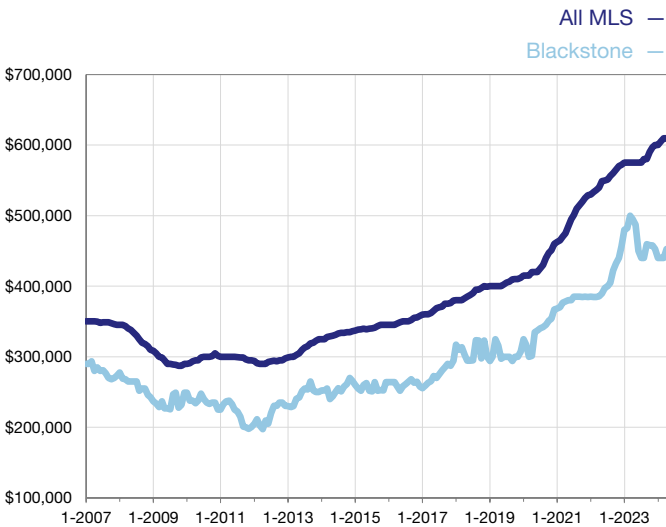
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	3	- 50.0%	12	9	- 25.0%
Closed Sales	2	1	- 50.0%	9	5	- 44.4%
Median Sales Price*	\$334,950	\$419,900	+ 25.4%	\$319,900	\$409,900	+ 28.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	20	59	+ 195.0%	43	29	- 32.6%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	99.5%	99.1%	- 0.4%
New Listings	4	2	- 50.0%	12	9	- 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

