

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Blackstone

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	7	+ 75.0%	45	48	+ 6.7%
Closed Sales	12	3	- 75.0%	46	48	+ 4.3%
Median Sales Price*	\$453,750	\$470,000	+ 3.6%	\$456,250	\$475,500	+ 4.2%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	43	21	- 51.2%	42	42	0.0%
Percent of Original List Price Received*	103.6%	100.2%	- 3.3%	101.3%	99.0%	- 2.3%
New Listings	6	6	0.0%	56	56	0.0%

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

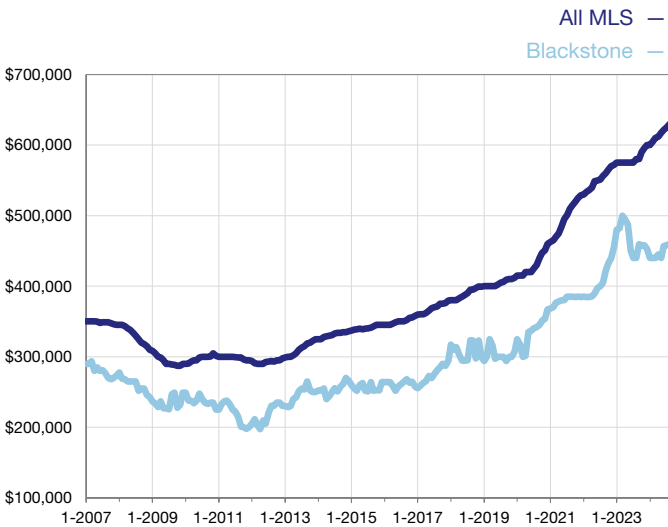
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	6	--	17	17	0.0%
Closed Sales	2	5	+ 150.0%	18	13	- 27.8%
Median Sales Price*	\$403,500	\$367,000	- 9.0%	\$345,000	\$355,000	+ 2.9%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.4	2.5	+ 525.0%	--	--	--
Cumulative Days on Market Until Sale	37	40	+ 8.1%	43	34	- 20.9%
Percent of Original List Price Received*	100.9%	99.0%	- 1.9%	100.0%	98.2%	- 1.8%
New Listings	0	4	--	17	22	+ 29.4%

* 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

