

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Blackstone

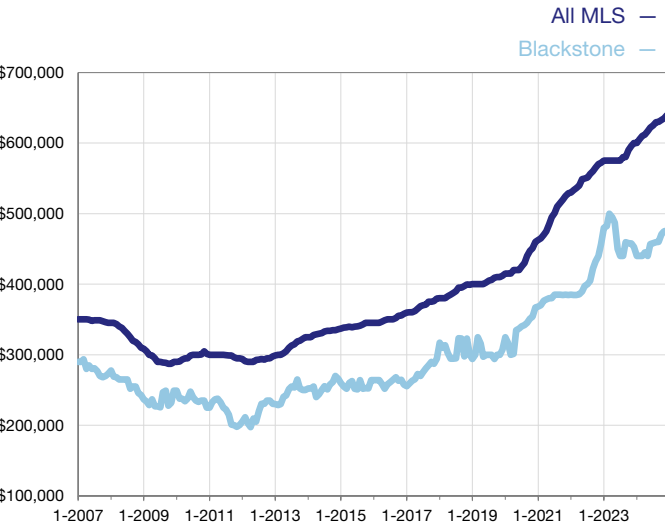
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	4	- 55.6%	59	54	- 8.5%
Closed Sales	5	3	- 40.0%	56	57	+ 1.8%
Median Sales Price*	\$425,000	\$425,000	0.0%	\$452,500	\$476,000	+ 5.2%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	23	36	+ 56.5%	44	42	- 4.5%
Percent of Original List Price Received*	104.1%	91.8%	- 11.8%	101.2%	98.3%	- 2.9%
New Listings	4	3	- 25.0%	72	63	- 12.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	17	21	+ 23.5%
Closed Sales	1	3	+ 200.0%	19	20	+ 5.3%
Median Sales Price*	\$399,900	\$350,000	- 12.5%	\$348,000	\$352,500	+ 1.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	34	--	41	33	- 19.5%
Percent of Original List Price Received*	100.0%	98.5%	- 1.5%	100.0%	98.8%	- 1.2%
New Listings	2	0	- 100.0%	19	22	+ 15.8%

* 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

