

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Blackstone

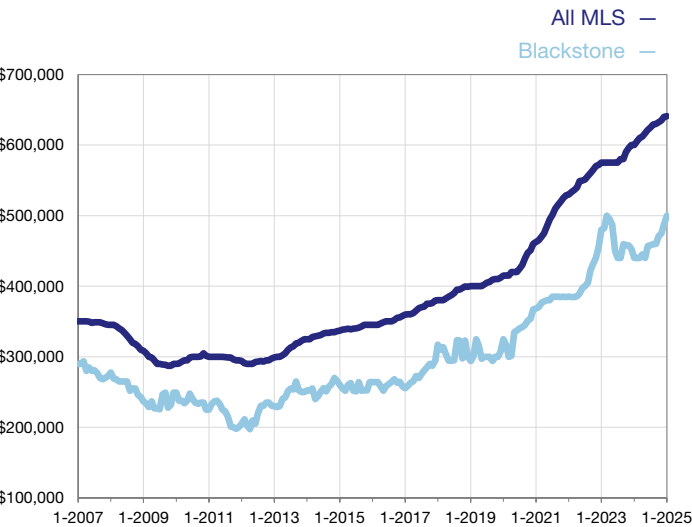
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	8	3	- 62.5%	8	3	- 62.5%
Median Sales Price*	\$422,500	\$495,000	+ 17.2%	\$422,500	\$495,000	+ 17.2%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	35	26	- 25.7%	35	26	- 25.7%
Percent of Original List Price Received*	98.7%	100.8%	+ 2.1%	98.7%	100.8%	+ 2.1%
New Listings	4	3	- 25.0%	4	3	- 25.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$335,000	\$285,000	- 14.9%	\$335,000	\$285,000	- 14.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	81	+ 252.2%	23	81	+ 252.2%
Percent of Original List Price Received*	95.7%	87.7%	- 8.4%	95.7%	87.7%	- 8.4%
New Listings	0	1	--	0	1	--

* 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

