

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Blackstone

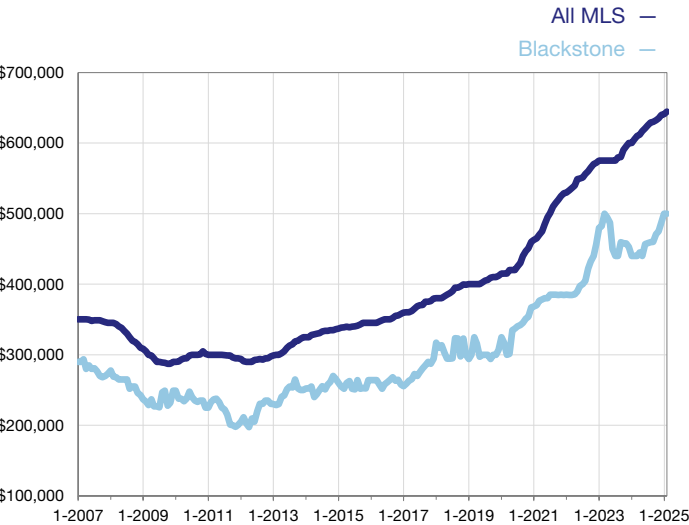
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	5	6	+ 20.0%
Closed Sales	3	1	- 66.7%	11	4	- 63.6%
Median Sales Price*	\$475,000	\$535,000	+ 12.6%	\$425,000	\$515,000	+ 21.2%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--
Cumulative Days on Market Until Sale	13	56	+ 330.8%	29	33	+ 13.8%
Percent of Original List Price Received*	98.4%	97.3%	- 1.1%	98.6%	100.0%	+ 1.4%
New Listings	3	1	- 66.7%	7	4	- 42.9%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$409,900	\$0	- 100.0%	\$372,450	\$285,000	- 23.5%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	22	81	+ 268.2%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	97.9%	87.7%	- 10.4%
New Listings	4	0	- 100.0%	4	1	- 75.0%

* 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

