

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Blackstone

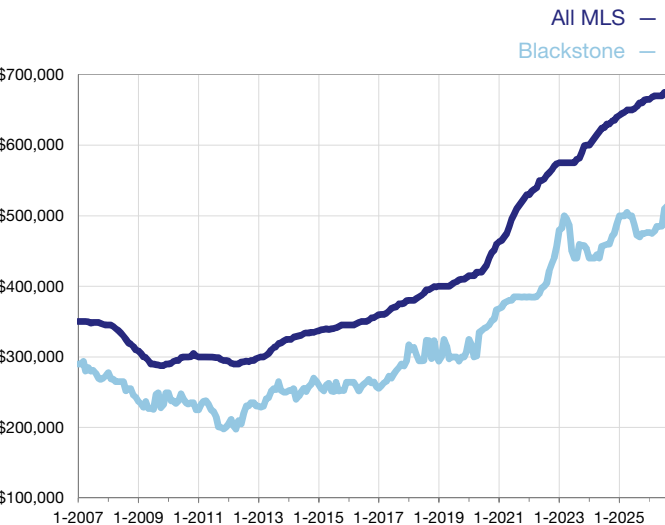
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	47	43	- 8.5%
Closed Sales	12	5	- 58.3%	44	36	- 18.2%
Median Sales Price*	\$435,000	\$450,000	+ 3.4%	\$461,000	\$525,500	+ 14.0%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	24	43	+ 79.2%	38	38	0.0%
Percent of Original List Price Received*	97.8%	98.8%	+ 1.0%	99.1%	99.8%	+ 0.7%
New Listings	7	9	+ 28.6%	56	52	- 7.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	8	10	+ 25.0%
Closed Sales	2	4	+ 100.0%	6	11	+ 83.3%
Median Sales Price*	\$407,500	\$342,500	- 16.0%	\$352,500	\$380,000	+ 7.8%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.6	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	124	34	- 72.6%	84	28	- 66.7%
Percent of Original List Price Received*	93.2%	99.5%	+ 6.8%	90.6%	99.9%	+ 10.3%
New Listings	0	0	--	11	12	+ 9.1%

* 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

