

# Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Kingston

### Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	19	18	- 5.3%	120	121	+ 0.8%
Closed Sales	26	15	- 42.3%	106	97	- 8.5%
Median Sales Price*	\$362,500	<b>\$395,000</b>	+ 9.0%	\$353,430	<b>\$407,500</b>	+ 15.3%
Inventory of Homes for Sale	64	65	+ 1.6%	--	--	--
Months Supply of Inventory	4.4	4.6	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	82	151	+ 84.1%	120	149	+ 24.2%
Percent of Original List Price Received*	97.3%	95.7%	- 1.6%	95.7%	97.8%	+ 2.2%
New Listings	18	23	+ 27.8%	153	172	+ 12.4%

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

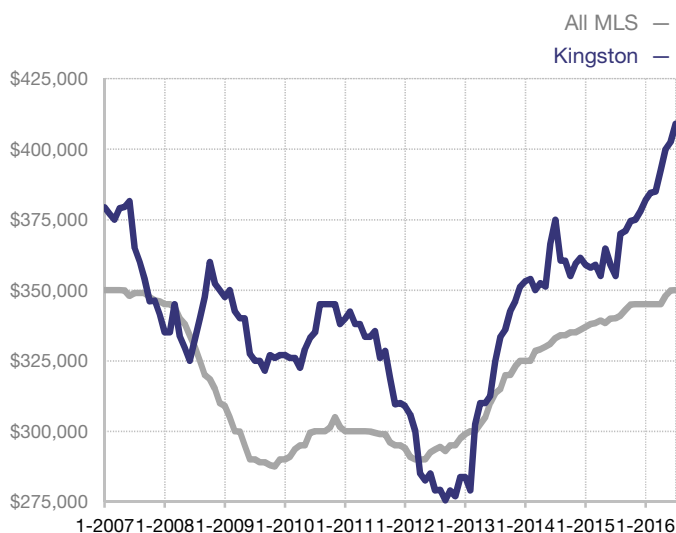
### Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	5	--	11	13	+ 18.2%
Closed Sales	4	0	- 100.0%	13	8	- 38.5%
Median Sales Price*	\$305,350	<b>\$0</b>	- 100.0%	\$229,000	<b>\$210,000</b>	- 8.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	93	0	- 100.0%	87	58	- 33.3%
Percent of Original List Price Received*	98.7%	0.0%	- 100.0%	98.0%	99.8%	+ 1.8%
New Listings	1	2	+ 100.0%	9	13	+ 44.4%

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

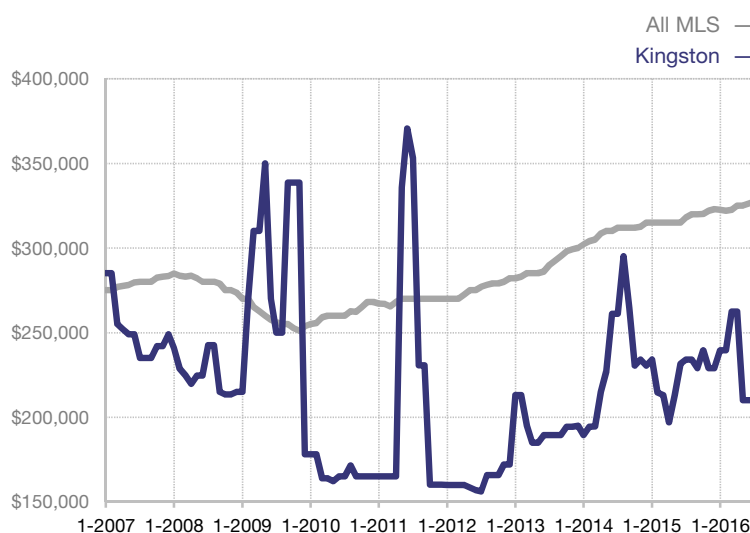
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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