

# Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Kingston

### Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	17	13	- 23.5%	135	125	- 7.4%
Closed Sales	35	14	- 60.0%	131	120	- 8.4%
Median Sales Price*	\$422,900	<b>\$412,500</b>	- 2.5%	\$460,000	<b>\$419,000</b>	- 8.9%
Inventory of Homes for Sale	58	47	- 19.0%	--	--	--
Months Supply of Inventory	3.5	3.1	- 11.4%	--	--	--
Cumulative Days on Market Until Sale	73	72	- 1.4%	87	70	- 19.5%
Percent of Original List Price Received*	97.2%	<b>92.0%</b>	- 5.3%	98.7%	<b>96.1%</b>	- 2.6%
New Listings	27	14	- 48.1%	187	168	- 10.2%

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

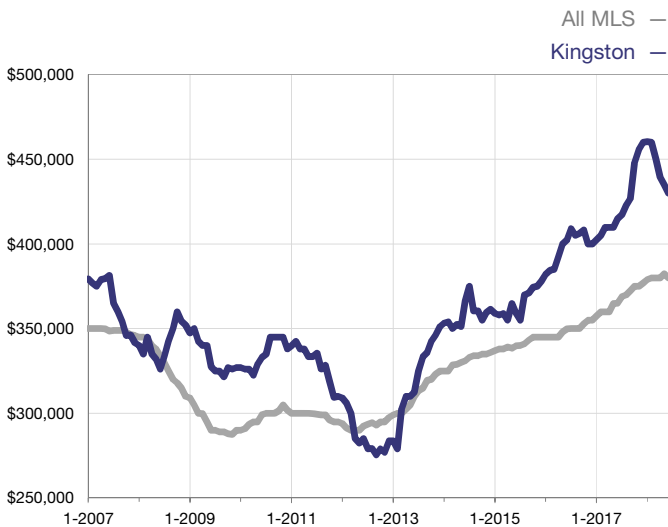
### Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	2	+ 100.0%	9	5	- 44.4%
Closed Sales	2	0	- 100.0%	7	4	- 42.9%
Median Sales Price*	\$300,000	<b>\$0</b>	- 100.0%	\$220,000	<b>\$318,000</b>	+ 44.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.3	+ 187.5%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	35	32	- 8.6%
Percent of Original List Price Received*	93.5%	<b>0.0%</b>	- 100.0%	97.8%	<b>97.1%</b>	- 0.7%
New Listings	1	3	+ 200.0%	8	11	+ 37.5%

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

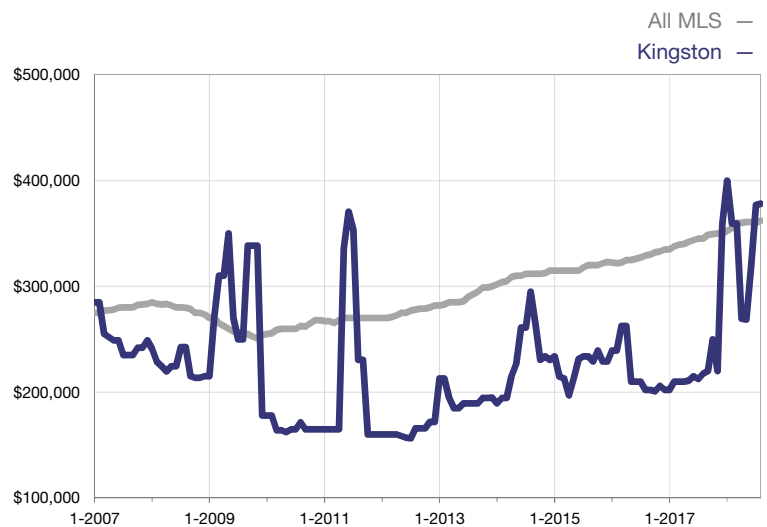
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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