

Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	15	+ 25.0%	126	117	- 7.1%
Closed Sales	15	11	- 26.7%	131	108	- 17.6%
Median Sales Price*	\$575,000	\$733,000	+ 27.5%	\$615,000	\$620,000	+ 0.8%
Inventory of Homes for Sale	32	24	- 25.0%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	26	33	+ 26.9%	38	37	- 2.6%
Percent of Original List Price Received*	102.8%	98.3%	- 4.4%	102.7%	101.4%	- 1.3%
New Listings	19	15	- 21.1%	163	144	- 11.7%

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

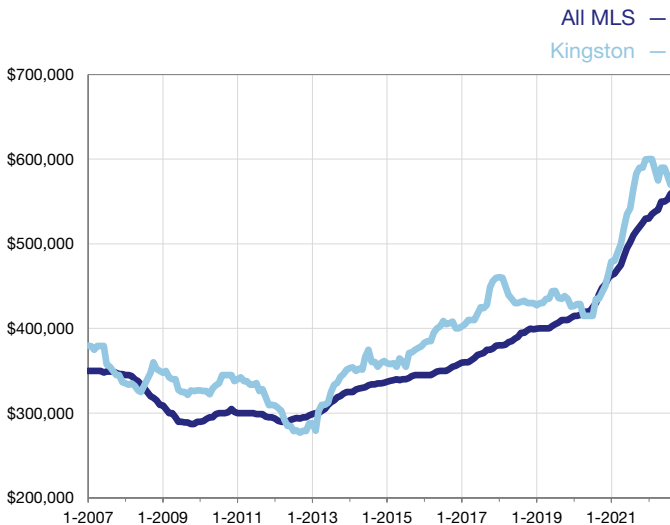
Condominium Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	3	+ 200.0%	9	11	+ 22.2%
Closed Sales	1	1	0.0%	8	7	- 12.5%
Median Sales Price*	\$292,000	\$443,000	+ 51.7%	\$343,500	\$372,500	+ 8.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	12	19	+ 58.3%	55	17	- 69.1%
Percent of Original List Price Received*	110.2%	103.0%	- 6.5%	105.6%	102.0%	- 3.4%
New Listings	1	0	- 100.0%	10	14	+ 40.0%

* 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

