

Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	14	19	+ 35.7%	150	200	+ 33.3%
Closed Sales	11	15	+ 36.4%	142	168	+ 18.3%
Median Sales Price*	\$404,900	\$495,000	+ 22.3%	\$427,500	\$438,500	+ 2.6%
Inventory of Homes for Sale	56	46	- 17.9%	--	--	--
Months Supply of Inventory	3.8	2.7	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	40	82	+ 105.0%	67	58	- 13.4%
Percent of Original List Price Received*	97.9%	92.6%	- 5.4%	95.7%	96.8%	+ 1.1%
New Listings	19	19	0.0%	210	262	+ 24.8%

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

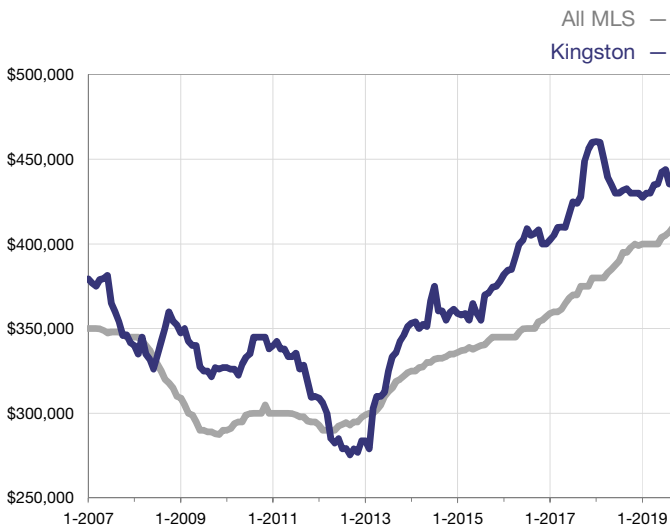
Condominium Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	2	+ 100.0%	7	20	+ 185.7%
Closed Sales	0	2	--	5	17	+ 240.0%
Median Sales Price*	\$0	\$256,450	--	\$236,000	\$362,500	+ 53.6%
Inventory of Homes for Sale	2	15	+ 650.0%	--	--	--
Months Supply of Inventory	1.6	5.7	+ 256.3%	--	--	--
Cumulative Days on Market Until Sale	0	36	--	29	30	+ 3.4%
Percent of Original List Price Received*	0.0%	97.8%	--	98.3%	98.9%	+ 0.6%
New Listings	1	4	+ 300.0%	12	39	+ 225.0%

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

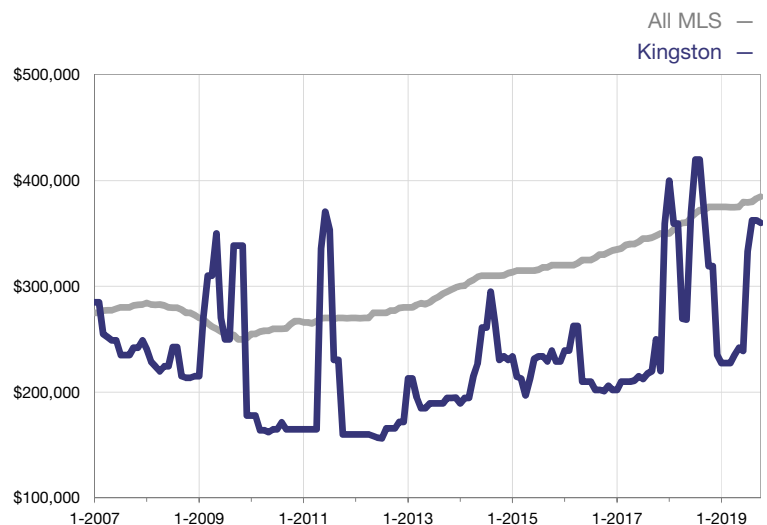
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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