

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	24	+ 84.6%	54	47	- 13.0%
Closed Sales	18	3	- 83.3%	47	34	- 27.7%
Median Sales Price*	\$398,950	\$609,000	+ 52.7%	\$414,900	\$586,500	+ 41.4%
Inventory of Homes for Sale	43	14	- 67.4%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	73	26	- 64.4%	67	37	- 44.8%
Percent of Original List Price Received*	98.6%	100.2%	+ 1.6%	97.1%	100.8%	+ 3.8%
New Listings	20	25	+ 25.0%	72	56	- 22.2%

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

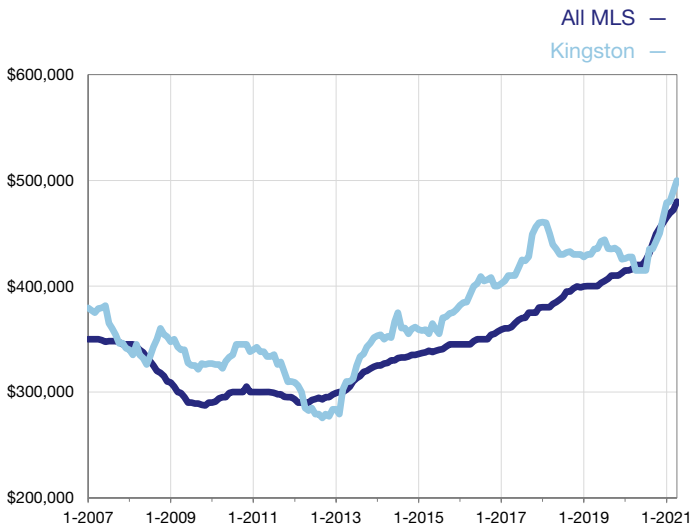
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	0	- 100.0%	12	1	- 91.7%
Closed Sales	3	0	- 100.0%	7	1	- 85.7%
Median Sales Price*	\$372,500	\$0	- 100.0%	\$382,000	\$332,000	- 13.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	98	0	- 100.0%	76	168	+ 121.1%
Percent of Original List Price Received*	99.8%	0.0%	- 100.0%	99.8%	94.9%	- 4.9%
New Listings	5	1	- 80.0%	14	1	- 92.9%

* 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

