

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 25 | 18 | - 28.0% | 79 | 62 | - 21.5% |
| Closed Sales | 10 | 10 | 0.0% | 57 | 44 | - 22.8% |
| Median Sales Price* | \$385,500 | \$582,500 | + 51.1% | \$413,000 | \$586,500 | + 42.0% |
| Inventory of Homes for Sale | 31 | 12 | - 61.3% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 0.8 | - 55.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 19 | - 36.7% | 60 | 33 | - 45.0% |
| Percent of Original List Price Received* | 96.7% | 105.1% | + 8.7% | 97.1% | 101.7% | + 4.7% |
| New Listings | 18 | 18 | 0.0% | 90 | 74 | - 17.8% |

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

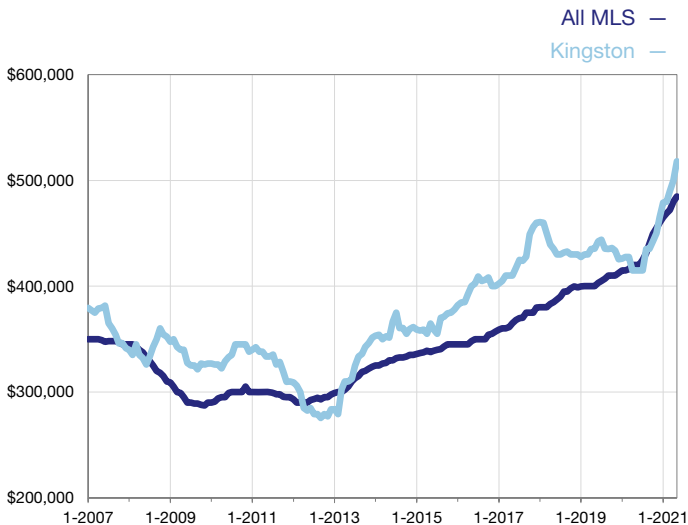
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------|----------|--------------|------------------|----------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 4 | 1 | - 75.0% | 16 | 2 | - 87.5% |
| Closed Sales | 3 | 0 | - 100.0% | 10 | 1 | - 90.0% |
| Median Sales Price* | \$366,000 | \$0 | - 100.0% | \$370,300 | \$332,000 | - 10.3% |
| Inventory of Homes for Sale | 3 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 77 | 0 | - 100.0% | 77 | 168 | + 118.2% |
| Percent of Original List Price Received* | 97.0% | 0.0% | - 100.0% | 99.0% | 94.9% | - 4.1% |
| New Listings | 4 | 0 | - 100.0% | 18 | 1 | - 94.4% |

* 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

