

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 15 | 9 | - 40.0% | 141 | 123 | - 12.8% |
| Closed Sales | 12 | 14 | + 16.7% | 143 | 122 | - 14.7% |
| Median Sales Price* | \$546,000 | \$667,500 | + 22.3% | \$609,000 | \$625,000 | + 2.6% |
| Inventory of Homes for Sale | 26 | 25 | - 3.8% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 2.3 | + 9.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 27 | 48 | + 77.8% | 37 | 38 | + 2.7% |
| Percent of Original List Price Received* | 105.3% | 93.8% | - 10.9% | 102.9% | 100.5% | - 2.3% |
| New Listings | 13 | 11 | - 15.4% | 176 | 155 | - 11.9% |

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

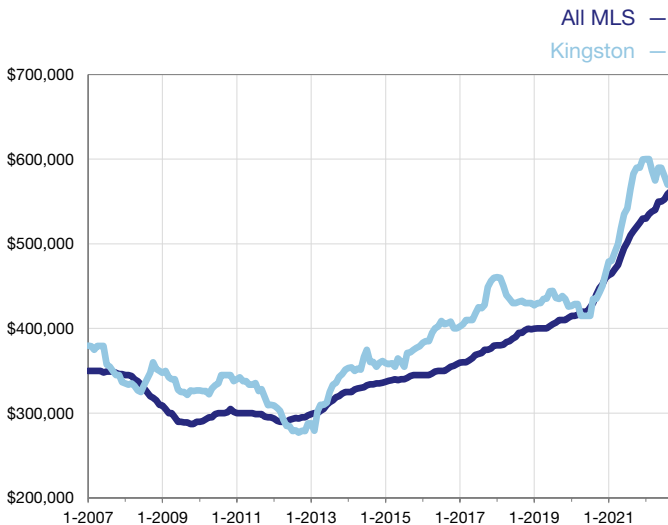
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 1 | 0 | - 100.0% | 10 | 10 | 0.0% |
| Closed Sales | 1 | 3 | + 200.0% | 9 | 10 | + 11.1% |
| Median Sales Price* | \$325,000 | \$385,000 | + 18.5% | \$332,000 | \$373,750 | + 12.6% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.6 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 10 | 15 | + 50.0% | 50 | 16 | - 68.0% |
| Percent of Original List Price Received* | 116.1% | 105.4% | - 9.2% | 106.8% | 103.0% | - 3.6% |
| New Listings | 1 | 1 | 0.0% | 11 | 15 | + 36.4% |

* 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

