

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	26	21	- 19.2%
Closed Sales	9	3	- 66.7%	25	17	- 32.0%
Median Sales Price*	\$475,000	\$449,000	- 5.5%	\$516,000	\$560,000	+ 8.5%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	35	55	+ 57.1%	33	48	+ 45.5%
Percent of Original List Price Received*	97.9%	91.0%	- 7.0%	100.8%	94.8%	- 6.0%
New Listings	13	9	- 30.8%	27	18	- 33.3%

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

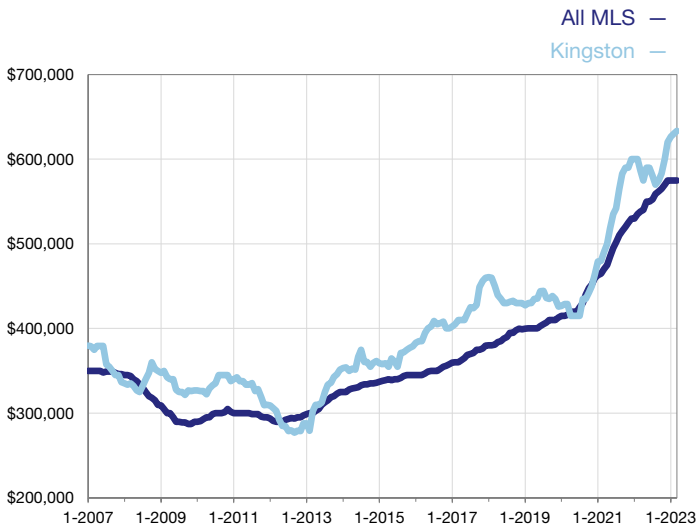
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$357,000	--
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	16	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	102.0%	--
New Listings	1	1	0.0%	2	3	+ 50.0%

* 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

