

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Kingston

### Single-Family Properties

| Key Metrics                              | April     |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 12        | 11               | - 8.3%   | 38           | 31               | - 18.4% |
| Closed Sales                             | 8         | 3                | - 62.5%  | 33           | 20               | - 39.4% |
| Median Sales Price*                      | \$420,000 | <b>\$850,000</b> | + 102.4% | \$510,000    | <b>\$608,500</b> | + 19.3% |
| Inventory of Homes for Sale              | 17        | 21               | + 23.5%  | --           | --               | --      |
| Months Supply of Inventory               | 1.4       | 2.0              | + 42.9%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 33        | 69               | + 109.1% | 33           | 51               | + 54.5% |
| Percent of Original List Price Received* | 99.9%     | <b>89.2%</b>     | - 10.7%  | 100.6%       | <b>94.0%</b>     | - 6.6%  |
| New Listings                             | 16        | 17               | + 6.3%   | 43           | 35               | - 18.6% |

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

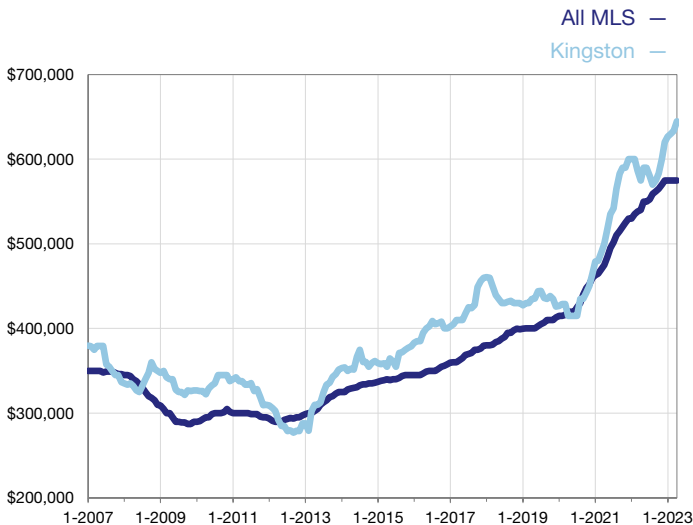
### Condominium Properties

| Key Metrics                              | April |             |          | Year to Date |                  |       |
|--|-------|-------------|----------|--------------|------------------|-------|
|  | 2022  | 2023        | + / -    | 2022         | 2023             | + / - |
| Pending Sales                            | 0     | 0           | --       | 0            | 0                | --    |
| Closed Sales                             | 0     | 0           | --       | 0            | 2                | --    |
| Median Sales Price*                      | \$0   | <b>\$0</b>  | --       | \$0          | <b>\$357,000</b> | --    |
| Inventory of Homes for Sale              | 3     | 2           | - 33.3%  | --           | --               | --    |
| Months Supply of Inventory               | 2.3   | 1.2         | - 47.8%  | --           | --               | --    |
| Cumulative Days on Market Until Sale     | 0     | 0           | --       | 0            | 16               | --    |
| Percent of Original List Price Received* | 0.0%  | <b>0.0%</b> | --       | 0.0%         | <b>102.0%</b>    | --    |
| New Listings                             | 1     | 0           | - 100.0% | 3            | 3                | 0.0%  |

\* 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

