

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	22	+ 120.0%	48	53	+ 10.4%
Closed Sales	10	15	+ 50.0%	43	35	- 18.6%
Median Sales Price*	\$755,000	\$622,000	- 17.6%	\$526,000	\$622,000	+ 18.3%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	57	44	- 22.8%	39	48	+ 23.1%
Percent of Original List Price Received*	103.9%	103.6%	- 0.3%	101.3%	98.1%	- 3.2%
New Listings	13	17	+ 30.8%	56	51	- 8.9%

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

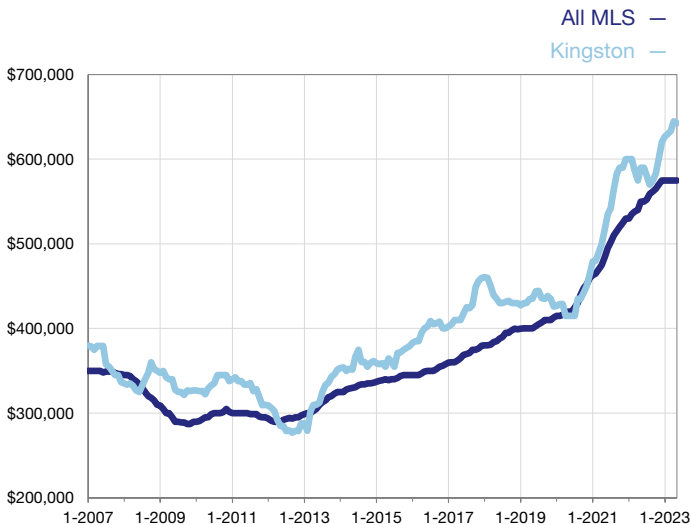
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$336,000	\$0	- 100.0%	\$336,000	\$357,000	+ 6.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	8	0	- 100.0%	8	16	+ 100.0%
Percent of Original List Price Received*	105.0%	0.0%	- 100.0%	105.0%	102.0%	- 2.9%
New Listings	0	1	--	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

