

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Kingston

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	12	- 33.3%	77	71	- 7.8%
Closed Sales	13	5	- 61.5%	66	63	- 4.5%
Median Sales Price*	\$670,000	<b>\$929,000</b>	+ 38.7%	\$565,000	<b>\$657,500</b>	+ 16.4%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	47	89	+ 89.4%	37	56	+ 51.4%
Percent of Original List Price Received*	106.0%	<b>102.0%</b>	- 3.8%	103.1%	<b>98.2%</b>	- 4.8%
New Listings	14	12	- 14.3%	93	71	- 23.7%

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

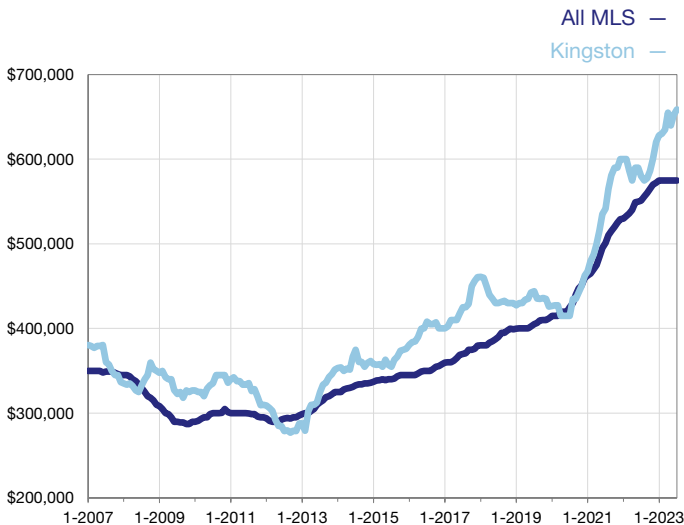
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	4	2	- 50.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	<b>\$250,000</b>	--	\$336,000	<b>\$329,000</b>	- 2.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	8	18	+ 125.0%
Percent of Original List Price Received*	0.0%	<b>93.3%</b>	--	105.0%	<b>99.1%</b>	- 5.6%
New Listings	2	0	- 100.0%	7	4	- 42.9%

\* 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

