

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	90	82	- 8.9%
Closed Sales	14	17	+ 21.4%	80	80	0.0%
Median Sales Price*	\$635,000	\$660,000	+ 3.9%	\$581,500	\$658,750	+ 13.3%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	24	41	+ 70.8%	35	53	+ 51.4%
Percent of Original List Price Received*	99.0%	101.6%	+ 2.6%	102.4%	98.9%	- 3.4%
New Listings	18	11	- 38.9%	111	81	- 27.0%

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

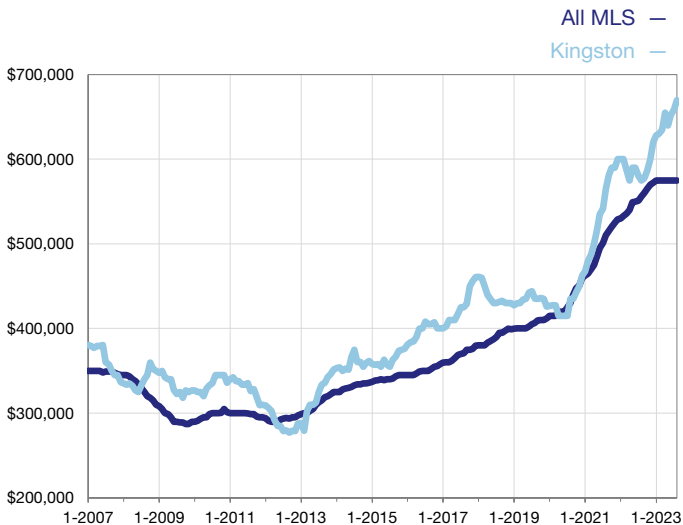
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	6	2	- 66.7%
Closed Sales	3	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$355,500	\$329,000	- 7.5%
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	13	0	- 100.0%	12	18	+ 50.0%
Percent of Original List Price Received*	103.6%	0.0%	- 100.0%	103.9%	99.1%	- 4.6%
New Listings	2	0	- 100.0%	9	4	- 55.6%

* 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

