

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	100	90	- 10.0%
Closed Sales	16	7	- 56.3%	96	88	- 8.3%
Median Sales Price*	\$762,500	\$730,000	- 4.3%	\$610,000	\$665,000	+ 9.0%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	49	12	- 75.5%	37	49	+ 32.4%
Percent of Original List Price Received*	99.1%	106.2%	+ 7.2%	101.8%	99.5%	- 2.3%
New Listings	15	12	- 20.0%	126	92	- 27.0%

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

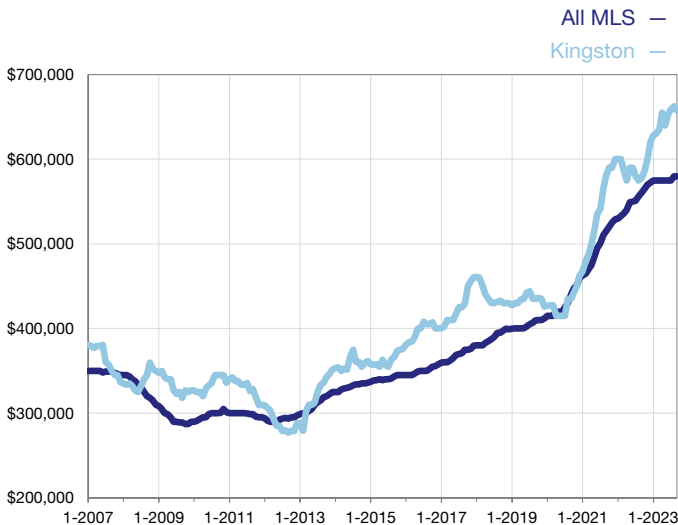
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	7	3	- 57.1%
Closed Sales	2	1	- 50.0%	6	4	- 33.3%
Median Sales Price*	\$311,250	\$690,000	+ 121.7%	\$354,250	\$357,000	+ 0.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	3.1	0.6	- 80.6%	--	--	--
Cumulative Days on Market Until Sale	25	19	- 24.0%	16	18	+ 12.5%
Percent of Original List Price Received*	97.6%	100.7%	+ 3.2%	101.8%	99.5%	- 2.3%
New Listings	4	0	- 100.0%	13	5	- 61.5%

* 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

