

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	14	+ 27.3%	111	101	- 9.0%
Closed Sales	11	14	+ 27.3%	107	102	- 4.7%
Median Sales Price*	\$735,000	\$553,750	- 24.7%	\$620,000	\$656,250	+ 5.8%
Inventory of Homes for Sale	33	12	- 63.6%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	33	23	- 30.3%	37	46	+ 24.3%
Percent of Original List Price Received*	98.5%	101.1%	+ 2.6%	101.5%	99.7%	- 1.8%
New Listings	15	11	- 26.7%	141	103	- 27.0%

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

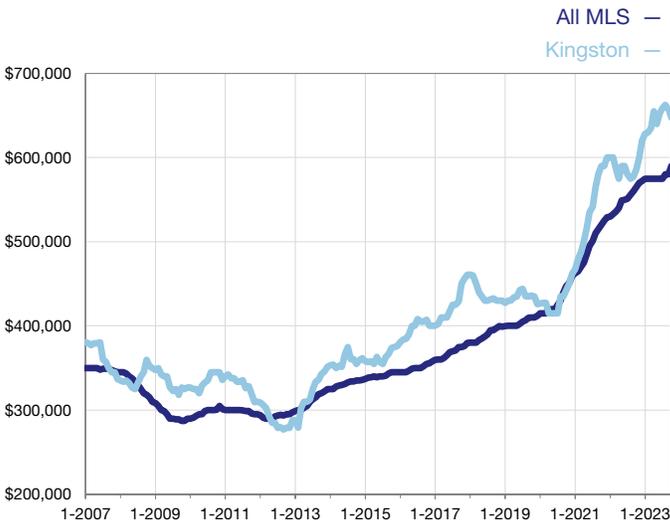
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	10	3	- 70.0%
Closed Sales	1	1	0.0%	7	5	- 28.6%
Median Sales Price*	\$443,000	\$620,000	+ 40.0%	\$372,500	\$385,000	+ 3.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	17	19	+ 11.8%
Percent of Original List Price Received*	103.0%	104.2%	+ 1.2%	102.0%	100.4%	- 1.6%
New Listings	0	1	--	13	6	- 53.8%

* 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

