

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Kingston

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	121	109	- 9.9%
Closed Sales	14	7	- 50.0%	121	109	- 9.9%
Median Sales Price*	\$667,500	<b>\$580,000</b>	- 13.1%	\$630,000	<b>\$655,000</b>	+ 4.0%
Inventory of Homes for Sale	33	15	- 54.5%	--	--	--
Months Supply of Inventory	3.0	1.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	49	31	- 36.7%	38	45	+ 18.4%
Percent of Original List Price Received*	93.8%	<b>103.2%</b>	+ 10.0%	100.6%	<b>100.0%</b>	- 0.6%
New Listings	11	12	+ 9.1%	152	115	- 24.3%

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

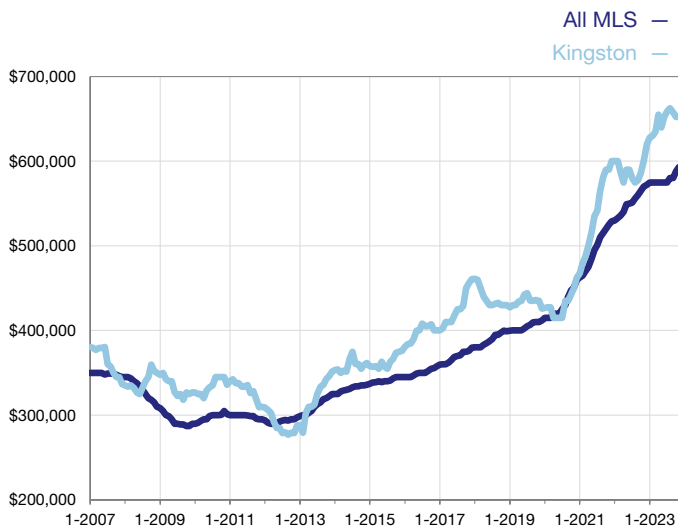
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	10	6	- 40.0%
Closed Sales	3	1	- 66.7%	10	6	- 40.0%
Median Sales Price*	\$385,000	<b>\$350,000</b>	- 9.1%	\$373,750	<b>\$367,500</b>	- 1.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	15	15	0.0%	16	19	+ 18.8%
Percent of Original List Price Received*	105.4%	<b>109.7%</b>	+ 4.1%	103.0%	<b>102.0%</b>	- 1.0%
New Listings	1	3	+ 200.0%	14	9	- 35.7%

\* 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

