

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	132	114	- 13.6%
Closed Sales	8	9	+ 12.5%	129	118	- 8.5%
Median Sales Price*	\$569,500	\$625,000	+ 9.7%	\$620,000	\$652,450	+ 5.2%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	31	42	+ 35.5%	38	44	+ 15.8%
Percent of Original List Price Received*	95.7%	94.7%	- 1.0%	100.3%	99.6%	- 0.7%
New Listings	8	2	- 75.0%	160	116	- 27.5%

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

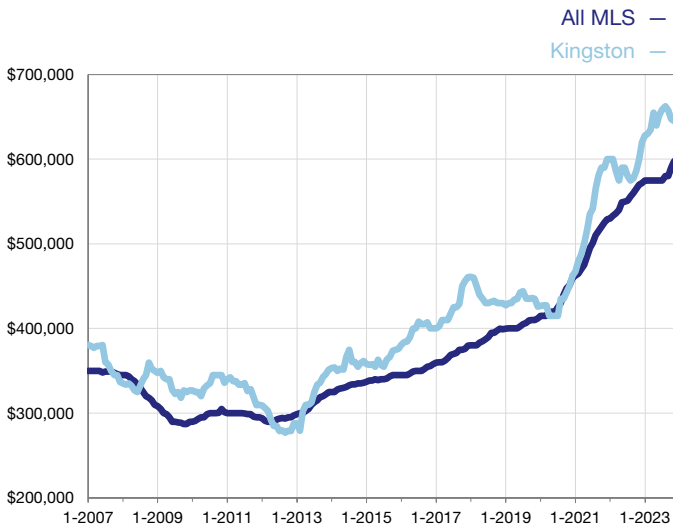
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	12	9	- 25.0%
Closed Sales	0	2	--	10	8	- 20.0%
Median Sales Price*	\$0	\$329,000	--	\$373,750	\$367,500	- 1.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	147	--	16	51	+ 218.8%
Percent of Original List Price Received*	0.0%	93.9%	--	103.0%	100.0%	- 2.9%
New Listings	3	1	- 66.7%	17	10	- 41.2%

* 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

