

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	12	11	- 8.3%
Closed Sales	5	3	- 40.0%	14	8	- 42.9%
Median Sales Price*	\$725,000	\$695,000	- 4.1%	\$566,000	\$597,500	+ 5.6%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	43	53	+ 23.3%	47	31	- 34.0%
Percent of Original List Price Received*	99.4%	108.1%	+ 8.8%	95.6%	103.6%	+ 8.4%
New Listings	4	8	+ 100.0%	9	15	+ 66.7%

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

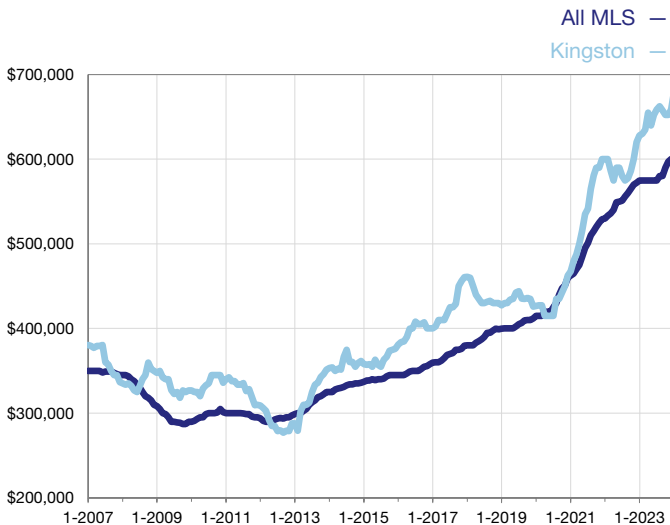
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$350,000	--	\$357,000	\$350,000	- 2.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	24	--	16	18	+ 12.5%
Percent of Original List Price Received*	0.0%	93.3%	--	102.0%	97.5%	- 4.4%
New Listings	0	1	--	1	1	0.0%

* 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

