

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Kingston

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	14	+ 40.0%	30	32	+ 6.7%
Closed Sales	4	8	+ 100.0%	21	23	+ 9.5%
Median Sales Price*	\$822,500	<b>\$638,000</b>	- 22.4%	\$645,000	<b>\$650,000</b>	+ 0.8%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	74	33	- 55.4%	53	43	- 18.9%
Percent of Original List Price Received*	91.3%	97.6%	+ 6.9%	94.1%	99.9%	+ 6.2%
New Listings	16	19	+ 18.8%	33	41	+ 24.2%

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

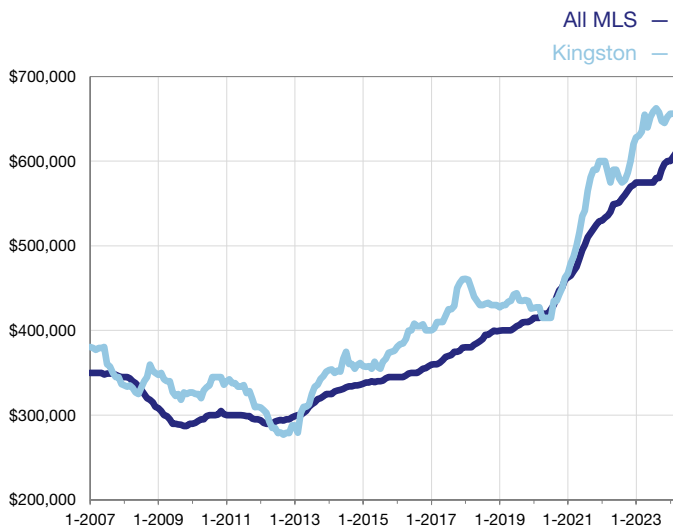
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	0	3	--
Closed Sales	0	2	--	2	5	+ 150.0%
Median Sales Price*	\$0	<b>\$373,500</b>	--	\$357,000	<b>\$365,000</b>	+ 2.2%
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	11	--	16	15	- 6.3%
Percent of Original List Price Received*	0.0%	101.0%	--	102.0%	98.9%	- 3.0%
New Listings	0	0	--	2	3	+ 50.0%

\* 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

