

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Kingston

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	21	+ 16.7%	48	51	+ 6.3%
Closed Sales	16	8	- 50.0%	37	32	- 13.5%
Median Sales Price*	\$631,000	<b>\$725,000</b>	+ 14.9%	\$640,000	<b>\$653,500</b>	+ 2.1%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	45	19	- 57.8%	50	36	- 28.0%
Percent of Original List Price Received*	102.7%	<b>103.8%</b>	+ 1.1%	97.9%	<b>100.9%</b>	+ 3.1%
New Listings	16	27	+ 68.8%	49	68	+ 38.8%

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

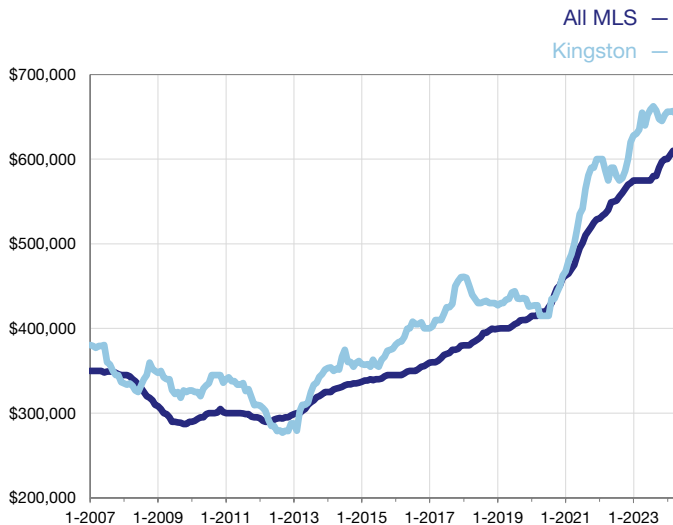
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	0	5	--
Closed Sales	0	1	--	2	6	+ 200.0%
Median Sales Price*	\$0	<b>\$476,000</b>	--	\$357,000	<b>\$369,167</b>	+ 3.4%
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	20	--	16	16	0.0%
Percent of Original List Price Received*	0.0%	<b>105.8%</b>	--	102.0%	<b>100.0%</b>	- 2.0%
New Listings	1	3	+ 200.0%	3	6	+ 100.0%

\* 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

