

# Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Kingston

### Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	8	- 27.3%	69	69	0.0%
Closed Sales	5	10	+ 100.0%	63	65	+ 3.2%
Median Sales Price*	\$929,000	<b>\$831,384</b>	- 10.5%	\$657,500	<b>\$695,000</b>	+ 5.7%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	89	21	- 76.4%	56	27	- 51.8%
Percent of Original List Price Received*	102.0%	<b>99.3%</b>	- 2.6%	98.2%	<b>101.4%</b>	+ 3.3%
New Listings	11	12	+ 9.1%	70	94	+ 34.3%

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

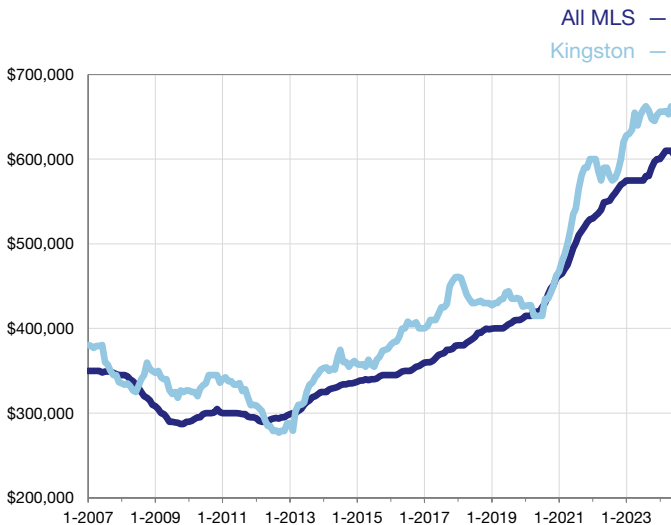
### Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	2	7	+ 250.0%
Closed Sales	1	2	+ 100.0%	3	10	+ 233.3%
Median Sales Price*	\$250,000	<b>\$592,500</b>	+ 137.0%	\$329,000	<b>\$398,500</b>	+ 21.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	18	17	- 5.6%
Percent of Original List Price Received*	93.3%	<b>103.4%</b>	+ 10.8%	99.1%	<b>101.5%</b>	+ 2.4%
New Listings	0	3	--	4	10	+ 150.0%

\* 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

