

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

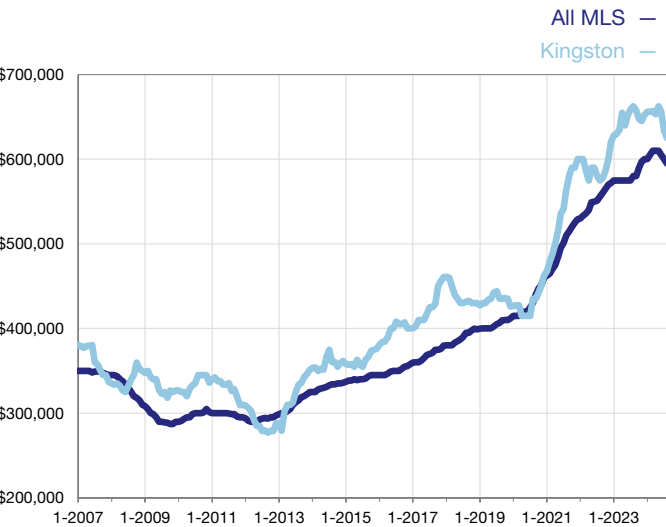
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	19	+ 111.1%	78	85	+ 9.0%
Closed Sales	18	13	- 27.8%	81	78	- 3.7%
Median Sales Price*	\$682,500	\$849,000	+ 24.4%	\$660,000	\$715,000	+ 8.3%
Inventory of Homes for Sale	16	24	+ 50.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	39	41	+ 5.1%	52	30	- 42.3%
Percent of Original List Price Received*	101.6%	99.6%	- 2.0%	98.9%	101.1%	+ 2.2%
New Listings	10	19	+ 90.0%	80	112	+ 40.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	3	11	+ 266.7%
Closed Sales	0	2	--	3	12	+ 300.0%
Median Sales Price*	\$0	\$346,625	--	\$329,000	\$377,667	+ 14.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	0	23	--	18	18	0.0%
Percent of Original List Price Received*	0.0%	97.0%	--	99.1%	100.7%	+ 1.6%
New Listings	1	3	+ 200.0%	5	13	+ 160.0%

* 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

