

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	17	+ 30.8%	100	106	+ 6.0%
Closed Sales	14	9	- 35.7%	102	100	- 2.0%
Median Sales Price*	\$553,750	\$937,825	+ 69.4%	\$656,250	\$738,500	+ 12.5%
Inventory of Homes for Sale	14	22	+ 57.1%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	23	58	+ 152.2%	46	37	- 19.6%
Percent of Original List Price Received*	101.1%	96.7%	- 4.4%	99.7%	100.2%	+ 0.5%
New Listings	11	13	+ 18.2%	103	137	+ 33.0%

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

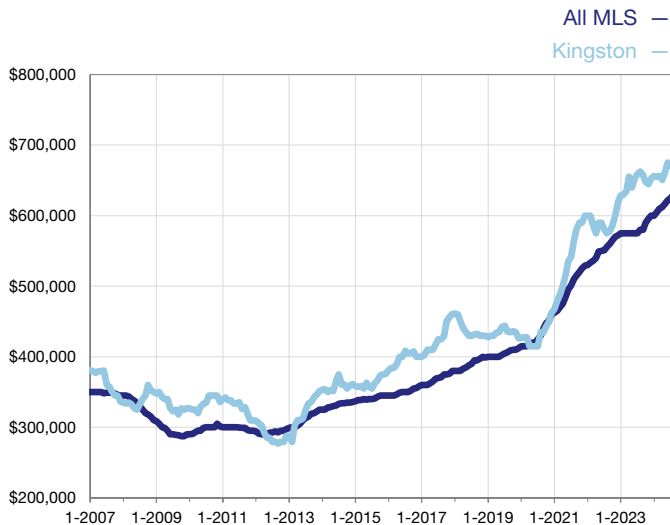
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	3	13	+ 333.3%
Closed Sales	1	3	+ 200.0%	5	15	+ 200.0%
Median Sales Price*	\$620,000	\$384,000	- 38.1%	\$385,000	\$382,000	- 0.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	25	35	+ 40.0%	19	21	+ 10.5%
Percent of Original List Price Received*	104.2%	96.5%	- 7.4%	100.4%	99.9%	- 0.5%
New Listings	1	0	- 100.0%	6	14	+ 133.3%

* 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

