

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

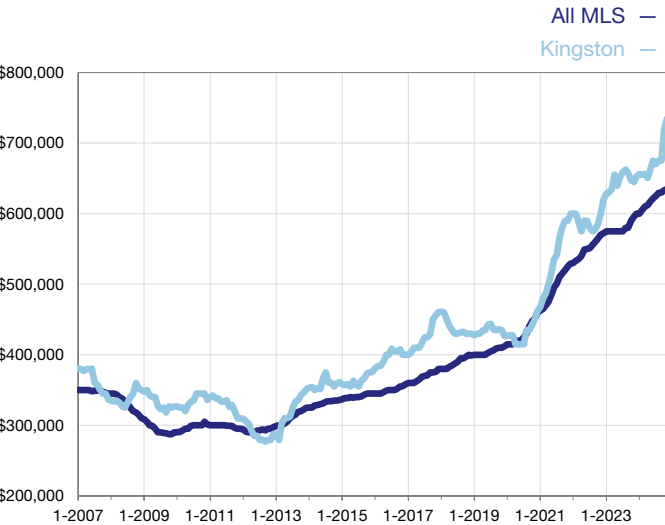
| Single-Family Properties | November | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 8 | 12 | + 50.0% | 108 | 116 | + 7.4% |
| Closed Sales | 7 | 11 | + 57.1% | 109 | 111 | + 1.8% |
| Median Sales Price* | \$580,000 | \$822,500 | + 41.8% | \$655,000 | \$742,000 | + 13.3% |
| Inventory of Homes for Sale | 16 | 19 | + 18.8% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.9 | + 18.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | 46 | + 48.4% | 45 | 38 | - 15.6% |
| Percent of Original List Price Received* | 103.2% | 96.5% | - 6.5% | 100.0% | 99.8% | - 0.2% |
| New Listings | 11 | 10 | - 9.1% | 114 | 147 | + 28.9% |

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

| Condominium Properties | November | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 3 | 0 | - 100.0% | 6 | 13 | + 116.7% |
| Closed Sales | 1 | 0 | - 100.0% | 6 | 15 | + 150.0% |
| Median Sales Price* | \$350,000 | \$0 | - 100.0% | \$367,500 | \$382,000 | + 3.9% |
| Inventory of Homes for Sale | 2 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 0 | - 100.0% | 19 | 21 | + 10.5% |
| Percent of Original List Price Received* | 109.7% | 0.0% | - 100.0% | 102.0% | 99.9% | - 2.1% |
| New Listings | 3 | 0 | - 100.0% | 9 | 14 | + 55.6% |

* 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

