

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Kingston

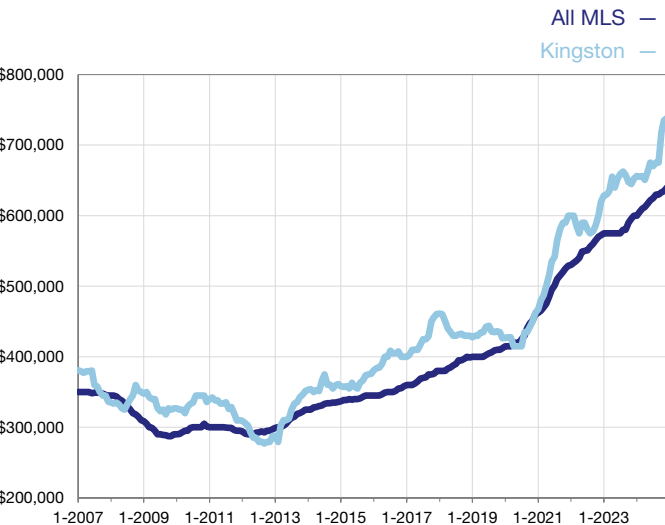
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	114	121	+ 6.1%
Closed Sales	9	9	0.0%	118	120	+ 1.7%
Median Sales Price*	\$625,000	\$725,000	+ 16.0%	\$652,450	\$738,500	+ 13.2%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	42	45	+ 7.1%	44	39	- 11.4%
Percent of Original List Price Received*	94.7%	100.6%	+ 6.2%	99.6%	99.9%	+ 0.3%
New Listings	2	4	+ 100.0%	116	151	+ 30.2%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	9	14	+ 55.6%
Closed Sales	2	0	- 100.0%	8	15	+ 87.5%
Median Sales Price*	\$329,000	\$0	- 100.0%	\$367,500	\$382,000	+ 3.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	147	0	- 100.0%	51	21	- 58.8%
Percent of Original List Price Received*	93.9%	0.0%	- 100.0%	100.0%	99.9%	- 0.1%
New Listings	1	2	+ 100.0%	10	16	+ 60.0%

\* 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

