

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

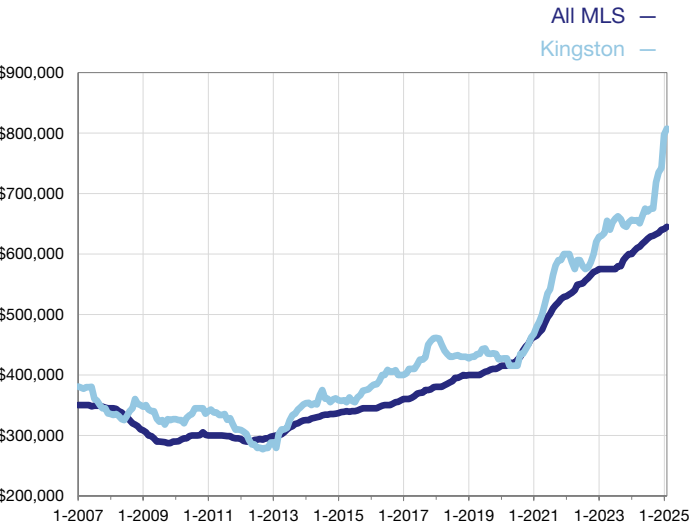
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	9	10	+ 11.1%
Closed Sales	4	4	0.0%	9	12	+ 33.3%
Median Sales Price*	\$647,500	\$692,500	+ 6.9%	\$600,000	\$856,225	+ 42.7%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	58	63	+ 8.6%	36	62	+ 72.2%
Percent of Original List Price Received*	106.1%	95.6%	- 9.9%	103.2%	97.2%	- 5.8%
New Listings	8	6	- 25.0%	15	8	- 46.7%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	2	--
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$350,000	\$0	- 100.0%	\$350,000	\$392,450	+ 12.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	18	23	+ 27.8%
Percent of Original List Price Received*	93.3%	0.0%	- 100.0%	97.5%	100.7%	+ 3.3%
New Listings	1	0	- 100.0%	1	2	+ 100.0%

* 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

