

# Local Market Update – December 2025

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## Kingston

### Single-Family Properties

| Key Metrics                              | December  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2024      | 2025             | + / -   | 2024         | 2025             | + / -   |
| Pending Sales                            | 8         | 5                | - 37.5% | 119          | 113              | - 5.0%  |
| Closed Sales                             | 10        | 5                | - 50.0% | 121          | 114              | - 5.8%  |
| Median Sales Price*                      | \$790,000 | <b>\$729,000</b> | - 7.7%  | \$742,000    | <b>\$752,500</b> | + 1.4%  |
| Inventory of Homes for Sale              | 18        | 12               | - 33.3% | --           | --               | --      |
| Months Supply of Inventory               | 1.8       | 1.3              | - 27.8% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 44        | 36               | - 18.2% | 39           | 41               | + 5.1%  |
| Percent of Original List Price Received* | 100.6%    | 101.3%           | + 0.7%  | 99.9%        | 99.5%            | - 0.4%  |
| New Listings                             | 4         | 3                | - 25.0% | 151          | 132              | - 12.6% |

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

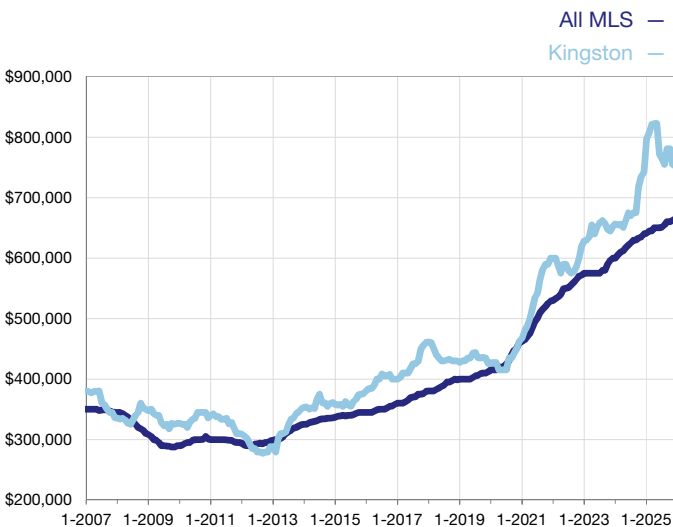
### Condominium Properties

| Key Metrics                              | December |            |          | Year to Date |                  |         |
|--|----------|------------|----------|--------------|------------------|---------|
|  | 2024     | 2025       | + / -    | 2024         | 2025             | + / -   |
| Pending Sales                            | 2        | 0          | - 100.0% | 14           | 12               | - 14.3% |
| Closed Sales                             | 0        | 0          | --       | 15           | 14               | - 6.7%  |
| Median Sales Price*                      | \$0      | <b>\$0</b> | --       | \$382,000    | <b>\$432,450</b> | + 13.2% |
| 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     | 0        | 0          | --       | 21           | 34               | + 61.9% |
| Percent of Original List Price Received* | 0.0%     | 0.0%       | --       | 99.9%        | 98.4%            | - 1.5%  |
| New Listings                             | 2        | 0          | - 100.0% | 16           | 13               | - 18.8% |

\* 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

