

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Kingston

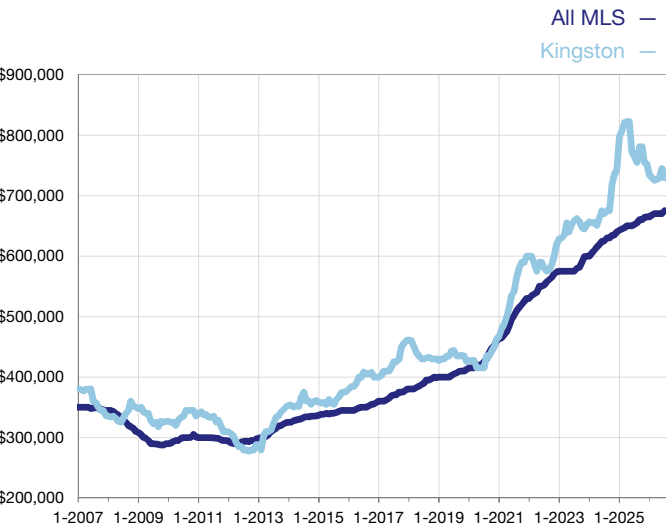
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	20	+ 53.8%	80	89	+ 11.3%
Closed Sales	12	13	+ 8.3%	74	73	- 1.4%
Median Sales Price*	\$770,000	\$825,000	+ 7.1%	\$743,500	\$728,000	- 2.1%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	38	49	+ 28.9%
Percent of Original List Price Received*	102.9%	101.6%	- 1.3%	100.4%	98.1%	- 2.3%
New Listings	11	13	+ 18.2%	100	105	+ 5.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	10	10	0.0%
Closed Sales	1	0	- 100.0%	11	9	- 18.2%
Median Sales Price*	\$410,000	\$0	- 100.0%	\$410,000	\$512,000	+ 24.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	31	21	- 32.3%
Percent of Original List Price Received*	96.5%	0.0%	- 100.0%	99.0%	102.6%	+ 3.6%
New Listings	2	3	+ 50.0%	12	13	+ 8.3%

* 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

