Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Kingston

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**13**	- 7.1%	102	**111**	+ 8.8%
Closed Sales	11	**12**	+ 9.1%	95	**104**	+ 9.5%
Median Sales Price*	$860,000	**$737,450**	- 14.3%	$780,000	**$725,000**	- 7.1%
Inventory of Homes for Sale	25	**28**	+ 12.0%	--	--	--
Months Supply of Inventory	2.5	**2.8**	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	55	**40**	- 27.3%	43	**44**	+ 2.3%
Percent of Original List Price Received*	97.0%	**97.3%**	+ 0.3%	99.4%	**98.1%**	- 1.3%
New Listings	10	**19**	+ 90.0%	125	**140**	+ 12.0%

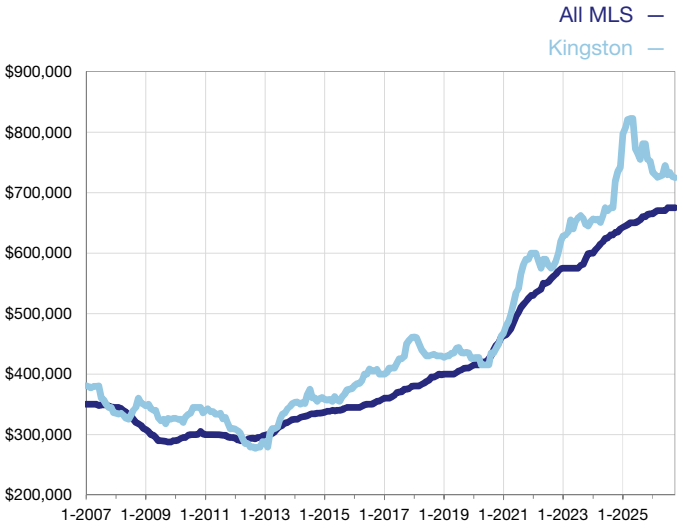
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

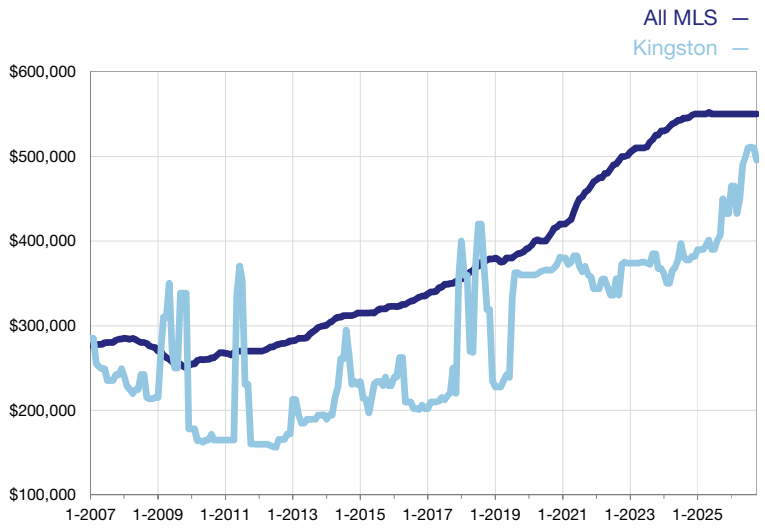
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**2**	--	12	**14**	+ 16.7%
Closed Sales	1	**2**	+ 100.0%	13	**13**	0.0%
Median Sales Price*	$711,000	**$425,450**	- 40.2%	$449,900	**$500,000**	+ 11.1%
Inventory of Homes for Sale	1	**3**	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	**1.5**	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	27	**27**	0.0%	30	**21**	- 30.0%
Percent of Original List Price Received*	101.6%	**97.6%**	- 3.9%	99.1%	**102.0%**	+ 2.9%
New Listings	0	**3**	--	13	**18**	+ 38.5%

* 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



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