Residential housing activity
Kingston & Area
June 2026

Seasonally Adjusted [1]		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		May 2026	April 2026	March 2026	February 2026	January 2026	December 2025
Sales Activity	225	13.1	8.2	16.6	-3.0	-3.4	-10.7
Average Price	$656,527	-3.1	4.8	17.3	15.3	18.3	-3.7
Dollar Volume*	$147.7	9.5	13.4	36.8	11.8	14.2	-14.0
New Listings	610	3.9	4.8	6.1	26.0	7.6	14.9
Active Listings	1,254	5.2	9.0	11.5	12.4	10.8	10.6

Actual [2]		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	353	-0.3	-1.7	16.1	-26.5	-15.1	-23.1
Average Price	$652,470	2.1	1.8	1.9	14.6	63.1	110.8
Dollar Volume*	$230.3	1.9	0.1	18.4	-15.8	38.4	62.1
New Listings	858	12.5	24.0	29.6	44.0	49.7	23.8
Active Listings	1,534	5.9	16.7	60.1	260.9	61.0	-23.8

Year-to-date [3]		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2025 YTD	June 2024 YTD	June 2023 YTD	June 2021 YTD	June 2019 YTD	June 2016 YTD
Sales Activity	1,411	-9.1	-10.1	-6.9	-42.8	-27.5	-28.4
Average Price	$617,266	-1.9	-1.9	-0.6	8.4	58.5	101.7
Dollar Volume*	$871.0	-10.8	-11.8	-7.4	-38.0	15.0	44.4
New Listings	3,860	0.6	5.8	21.3	19.5	21.5	-12.3
Active Listings**	1,123	-1.1	11.8	55.4	221.7	35.5	-36.7

Market Balance [4]		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		May 2026	March 2026	December 2025	June 2025	June 2024	June 2021
Sales to New Listings Ratio	36.9	33.9	33.6	47.5	42.1	49.5	77.4
Months of Inventory	5.6	6.0	5.8	4.5	5.0	4.2	1.0

[1] Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.
[2] Actual (not seasonally adjusted) data as processed through the MLS® System of the Kingston and Area Real Estate Association.
[3] Sum of actual data from January to present month of any given year.
[4] Seasonally adjusted; sales to new listings ratio=sales/new listings*100; months of inventory=active listings at the end of the month/sales for the month.
* In millions of dollars.
** The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.