Local Market Update – August 2020

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

Fenway / Kenmore Square

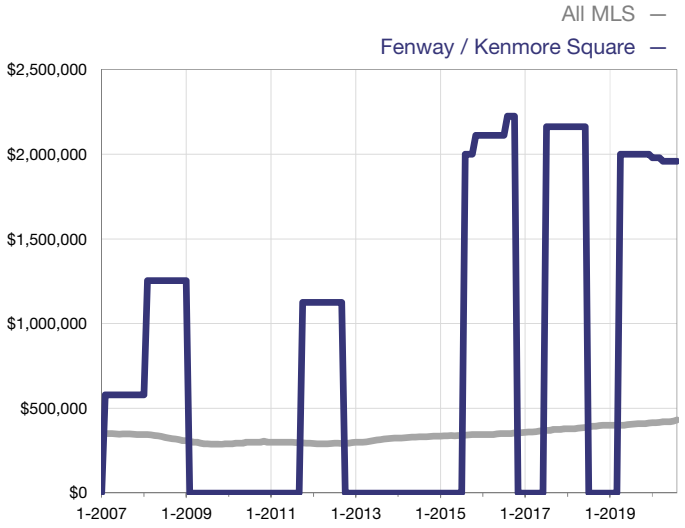
Single-Family Properties	August			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	1	**0**	- 100.0%
Closed Sales	0	**0**	--	1	**1**	0.0%
Median Sales Price*	$0	**$0**	--	$2,000,000	**$1,960,000**	- 2.0%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	8	**63**	+ 687.5%
Percent of Original List Price Received*	0.0%	**0.0%**	--	101.0%	**81.8%**	- 19.0%
New Listings	0	**0**	--	1	**0**	- 100.0%

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

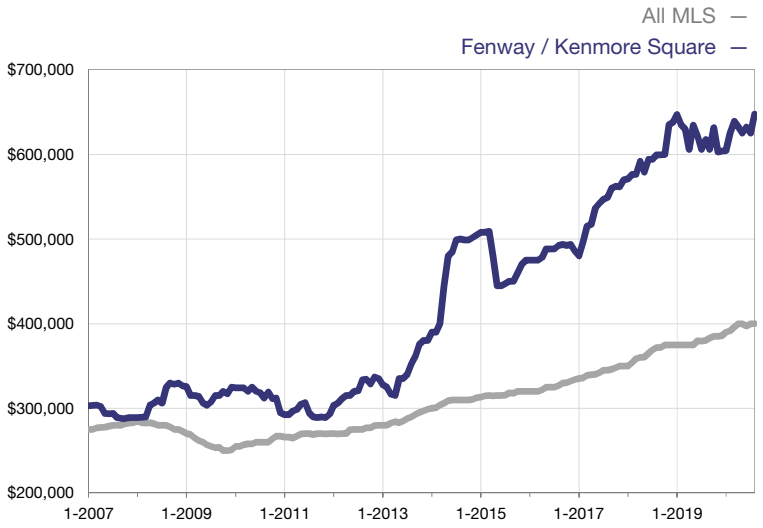
Condominium Properties	August			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	7	**6**	- 14.3%	82	**44**	- 46.3%
Closed Sales	9	**4**	- 55.6%	70	**43**	- 38.6%
Median Sales Price*	$562,000	**$592,500**	+ 5.4%	$594,500	**$658,000**	+ 10.7%
Inventory of Homes for Sale	20	**36**	+ 80.0%	--	--	--
Months Supply of Inventory	2.5	**5.7**	+ 128.0%	--	--	--
Cumulative Days on Market Until Sale	35	**23**	- 34.3%	39	**42**	+ 7.7%
Percent of Original List Price Received*	97.2%	**98.4%**	+ 1.2%	96.5%	**97.2%**	+ 0.7%
New Listings	3	**16**	+ 433.3%	116	**113**	- 2.6%

* 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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