Local Market Update – March 2021

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

Fenway / Kenmore Square

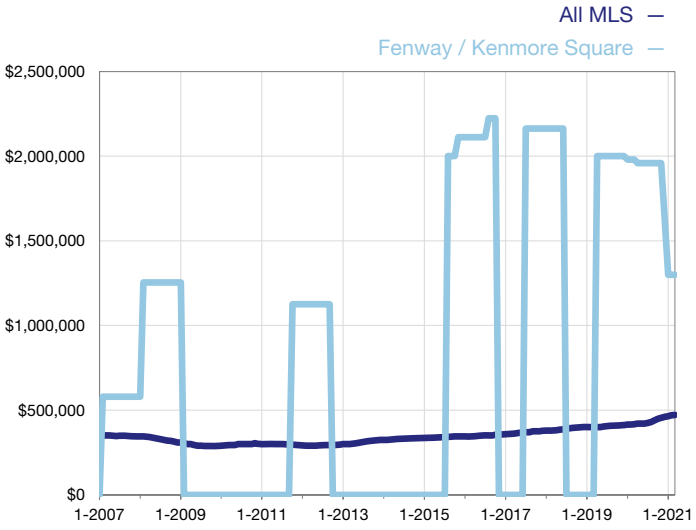
Single-Family Properties	March			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**1**	--	0	**1**	--
Closed Sales	0	**0**	--	1	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$1,960,000	**$0**	- 100.0%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	63	**0**	- 100.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	81.8%	**0.0%**	- 100.0%
New Listings	0	**0**	--	0	**0**	--

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

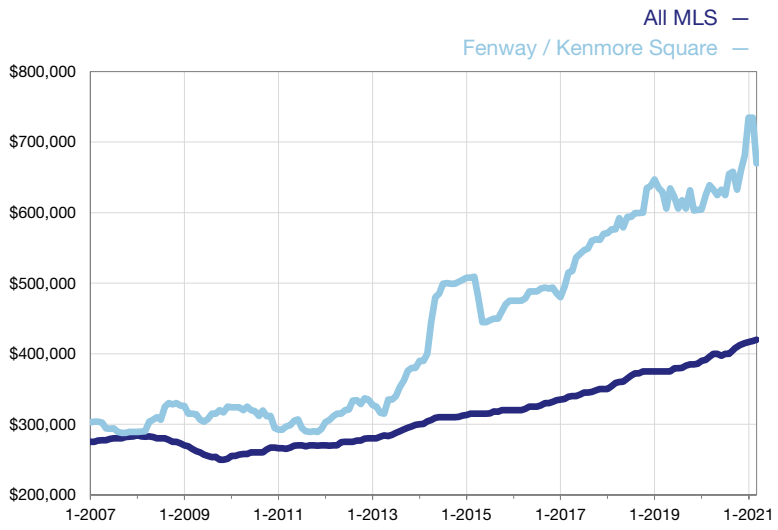
Condominium Properties	March			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	1	**26**	+ 2,500.0%	15	**39**	+ 160.0%
Closed Sales	10	**7**	- 30.0%	17	**35**	+ 105.9%
Median Sales Price*	$767,500	**$440,000**	- 42.7%	$750,000	**$710,000**	- 5.3%
Inventory of Homes for Sale	15	**22**	+ 46.7%	--	--	--
Months Supply of Inventory	1.7	**3.3**	+ 94.1%	--	--	--
Cumulative Days on Market Until Sale	66	**96**	+ 45.5%	65	**70**	+ 7.7%
Percent of Original List Price Received*	98.2%	**92.7%**	- 5.6%	96.0%	**96.5%**	+ 0.5%
New Listings	10	**33**	+ 230.0%	28	**50**	+ 78.6%

* 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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