Local Market Update – October 2021

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

Fenway / Kenmore Square

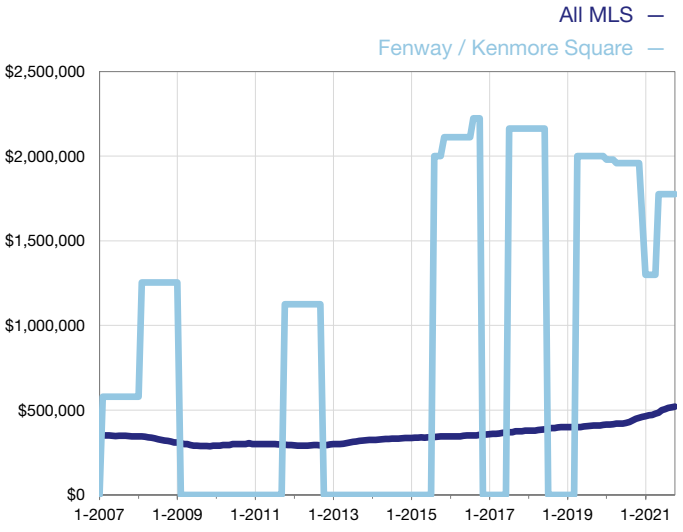
Single-Family Properties	October			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**0**	--	0	**1**	--
Closed Sales	0	**0**	--	1	**1**	0.0%
Median Sales Price*	$0	**$0**	--	$1,960,000	**$2,250,000**	+ 14.8%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.0	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	63	**63**	0.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	81.8%	**85.7%**	+ 4.8%
New Listings	0	**1**	--	1	**1**	0.0%

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

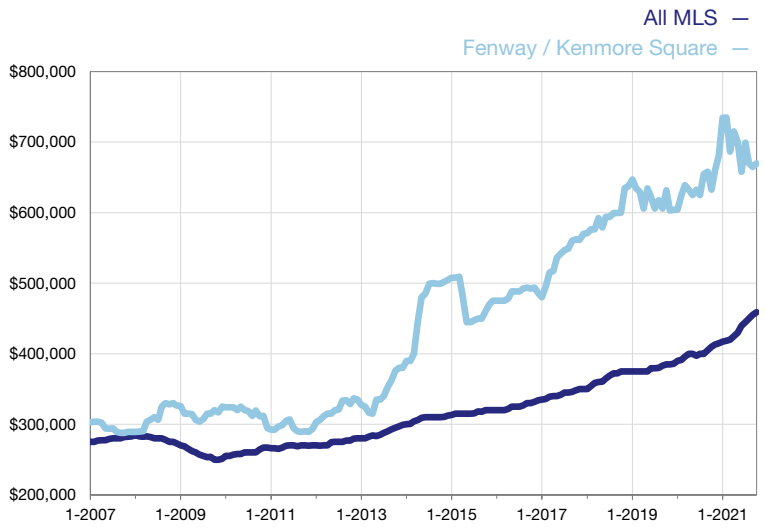
Condominium Properties	October			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	6	**4**	- 33.3%	52	**111**	+ 113.5%
Closed Sales	4	**8**	+ 100.0%	52	**130**	+ 150.0%
Median Sales Price*	$480,000	**$700,000**	+ 45.8%	$656,500	**$635,000**	- 3.3%
Inventory of Homes for Sale	47	**20**	- 57.4%	--	--	--
Months Supply of Inventory	8.8	**1.7**	- 80.7%	--	--	--
Cumulative Days on Market Until Sale	47	**58**	+ 23.4%	41	**48**	+ 17.1%
Percent of Original List Price Received*	94.4%	**97.1%**	+ 2.9%	97.3%	**97.7%**	+ 0.4%
New Listings	13	**8**	- 38.5%	147	**159**	+ 8.2%

* 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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