Local Market Update – November 2021

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

Fenway / Kenmore Square

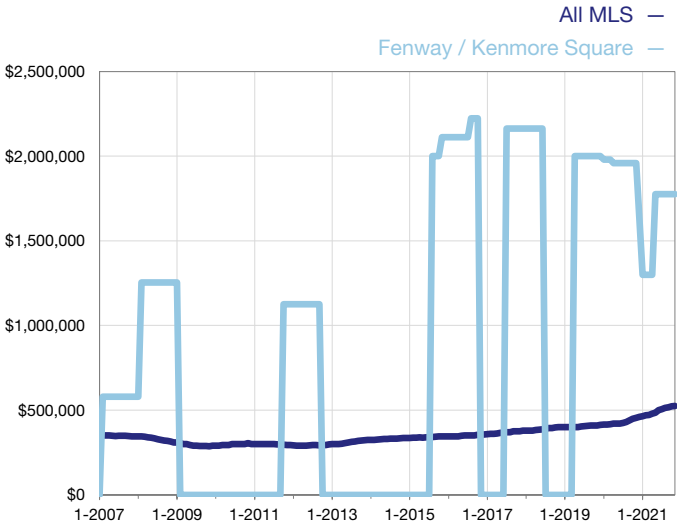
Single-Family Properties	November			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	1	**0**	- 100.0%	1	**1**	0.0%
Closed Sales	0	**0**	--	1	**1**	0.0%
Median Sales Price*	$0	**$0**	--	$1,960,000	**$2,250,000**	+ 14.8%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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	**0**	--	1	**1**	0.0%

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

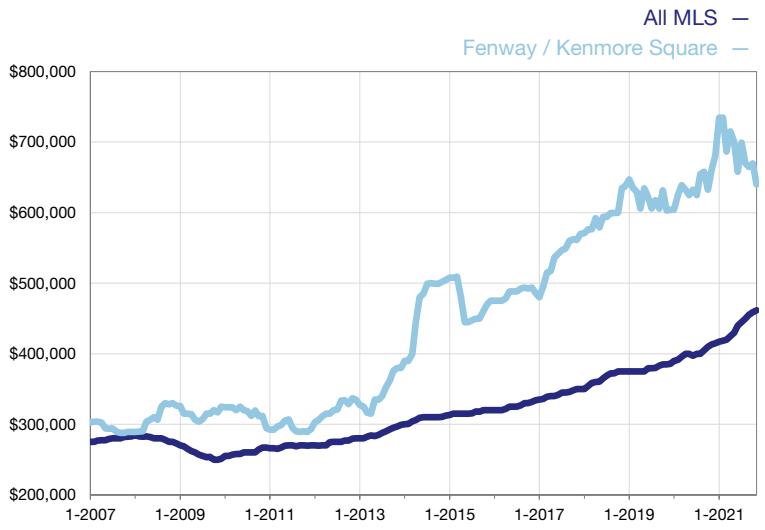
Condominium Properties	November			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	5	**4**	- 20.0%	57	**115**	+ 101.8%
Closed Sales	5	**5**	0.0%	57	**135**	+ 136.8%
Median Sales Price*	$845,000	**$569,000**	- 32.7%	$680,000	**$622,000**	- 8.5%
Inventory of Homes for Sale	40	**13**	- 67.5%	--	--	--
Months Supply of Inventory	7.6	**1.1**	- 85.5%	--	--	--
Cumulative Days on Market Until Sale	47	**27**	- 42.6%	42	**48**	+ 14.3%
Percent of Original List Price Received*	95.6%	**98.9%**	+ 3.5%	97.2%	**97.7%**	+ 0.5%
New Listings	6	**5**	- 16.7%	153	**164**	+ 7.2%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime.