

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fenway / Kenmore Square

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$2,250,000	\$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%	--	85.7%	0.0%	- 100.0%
New Listings	0	0	--	0	1	--

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

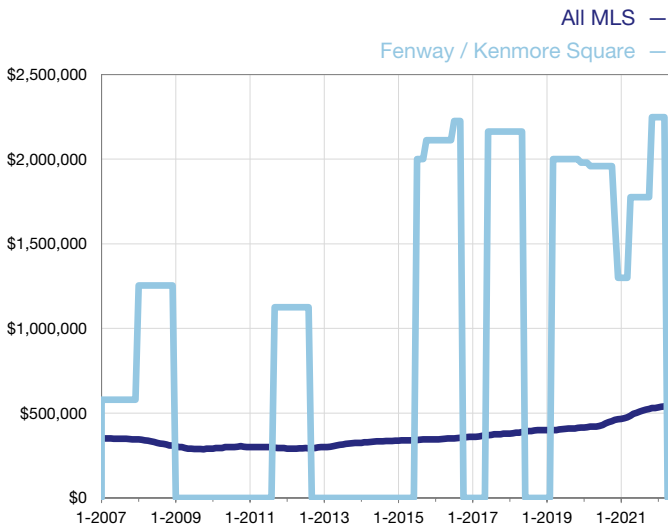
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	5	- 50.0%	92	61	- 33.7%
Closed Sales	17	7	- 58.8%	97	53	- 45.4%
Median Sales Price*	\$699,000	\$577,500	- 17.4%	\$685,000	\$569,000	- 16.9%
Inventory of Homes for Sale	32	19	- 40.6%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	20	84	+ 320.0%	49	44	- 10.2%
Percent of Original List Price Received*	97.8%	97.0%	- 0.8%	97.9%	99.2%	+ 1.3%
New Listings	13	9	- 30.8%	130	88	- 32.3%

* 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

