

Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fenway / Kenmore Square

Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$2,162,500	\$0	- 100.0%	\$2,162,500	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	12	0	- 100.0%
Percent of Original List Price Received*	95.7%	0.0%	- 100.0%	95.7%	0.0%	- 100.0%
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.

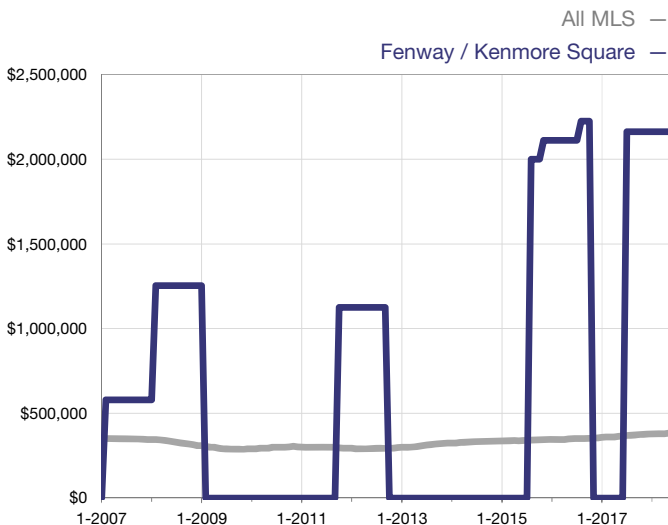
Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	9	10	+ 11.1%	105	58	- 44.8%
Closed Sales	12	6	- 50.0%	92	43	- 53.3%
Median Sales Price*	\$568,500	\$482,000	- 15.2%	\$592,000	\$610,000	+ 3.0%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	1.1	3.4	+ 209.1%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 21.7%	23	25	+ 8.7%
Percent of Original List Price Received*	101.3%	102.2%	+ 0.9%	101.8%	101.6%	- 0.2%
New Listings	5	17	+ 240.0%	116	93	- 19.8%

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

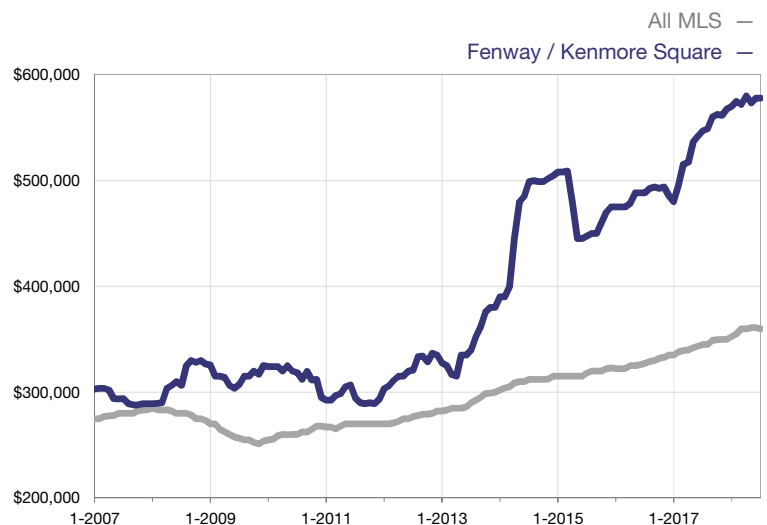
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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