

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fenway / Kenmore Square

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$2,000,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	8	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	101.0%	--
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.

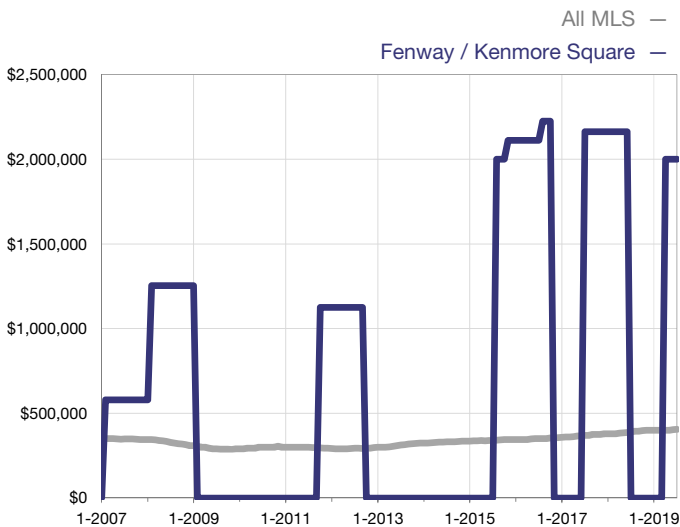
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	9	- 10.0%	57	75	+ 31.6%
Closed Sales	6	12	+ 100.0%	44	60	+ 36.4%
Median Sales Price*	\$482,000	\$452,500	- 6.1%	\$617,550	\$600,500	- 2.8%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	4.5	3.2	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	25	40	+ 60.0%
Percent of Original List Price Received*	102.2%	97.6%	- 4.5%	101.5%	96.4%	- 5.0%
New Listings	17	15	- 11.8%	93	113	+ 21.5%

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

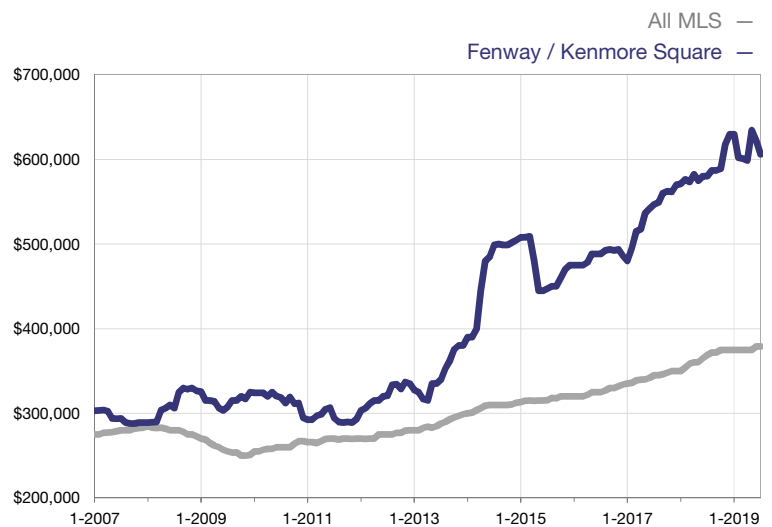
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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