

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fenway / Kenmore Square

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$2,250,000	--	\$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	63	--	63	63	0.0%
Percent of Original List Price Received*	0.0%	85.7%	--	81.8%	85.7%	+ 4.8%
New Listings	0	0	--	0	0	--

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

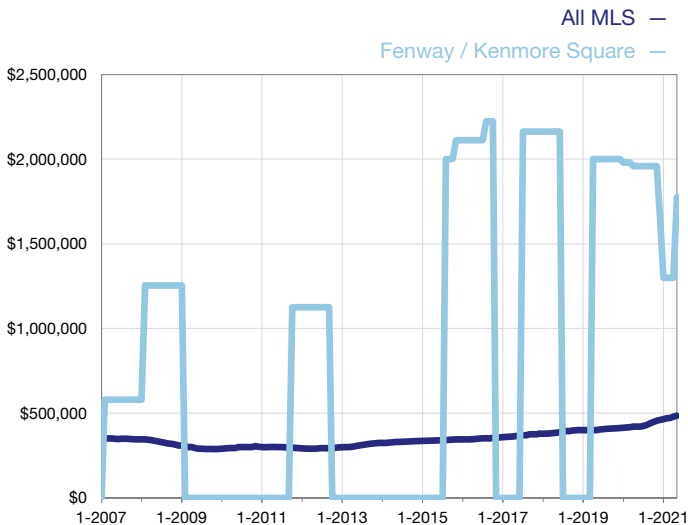
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	15	+ 50.0%	26	67	+ 157.7%
Closed Sales	3	14	+ 366.7%	23	64	+ 178.3%
Median Sales Price*	\$749,000	\$635,000	- 15.2%	\$749,000	\$715,000	- 4.5%
Inventory of Homes for Sale	19	27	+ 42.1%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--
Cumulative Days on Market Until Sale	11	46	+ 318.2%	52	60	+ 15.4%
Percent of Original List Price Received*	100.9%	98.1%	- 2.8%	96.7%	97.2%	+ 0.5%
New Listings	16	17	+ 6.3%	49	93	+ 89.8%

* 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

