

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fenway / Kenmore Square

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
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.

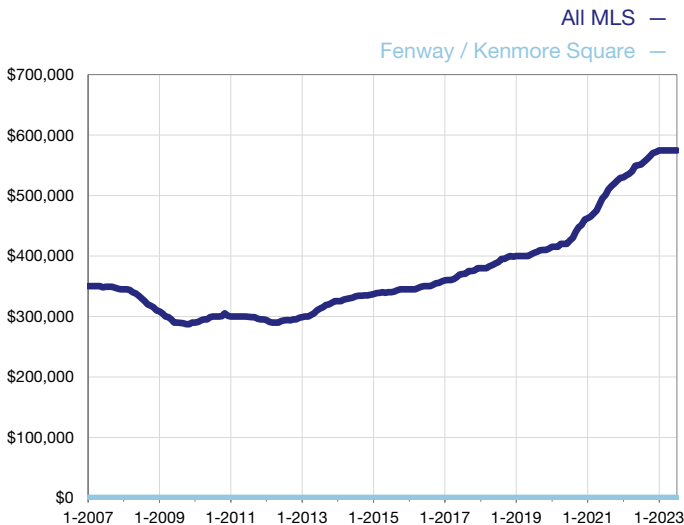
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	5	7	+ 40.0%
Closed Sales	0	1	--	5	8	+ 60.0%
Median Sales Price*	\$0	\$739,000	--	\$735,000	\$572,000	- 22.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	3.4	2.4	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	0	36	--	66	22	- 66.7%
Percent of Original List Price Received*	0.0%	92.4%	--	98.9%	99.8%	+ 0.9%
New Listings	1	2	+ 100.0%	7	11	+ 57.1%

* 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

