

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fenway / Kenmore Square

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-------|------|-------|--------------|------|-------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| 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.

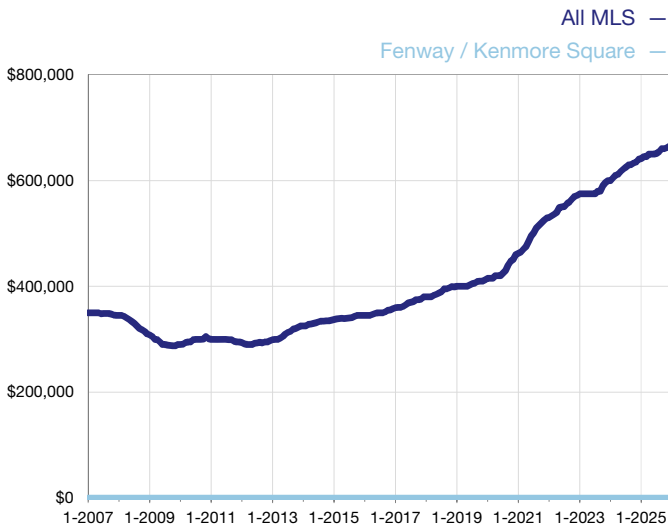
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 0 | 2 | -- | 2 | 2 | 0.0% |
| Closed Sales | 2 | 0 | - 100.0% | 2 | 1 | - 50.0% |
| Median Sales Price* | \$557,500 | \$0 | - 100.0% | \$557,500 | \$510,000 | - 8.5% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.3 | - 13.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 0 | - 100.0% | 28 | 21 | - 25.0% |
| Percent of Original List Price Received* | 94.6% | 0.0% | - 100.0% | 94.6% | 97.1% | + 2.6% |
| New Listings | 0 | 1 | -- | 6 | 3 | - 50.0% |

* 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

