

The Fenway, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

Condominium

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	5	17	8	19	9
Average Days on Market	43	101	171	101	98
Average List Price	\$1,475,290.00	\$1,232,195.29	\$1,098,437.50	\$1,218,668.42	\$1,093,965.22
Average List \$ / SqFt	\$1,279.97	\$1,165.48	\$1,049.12	\$1,166.64	\$1,003.76
Approximate Absorption Rate	193.33%	44.61%	98.96%	25.44%	118.52%
Approximate Months Supply of Inventory	0.52	2.24	1.01	3.93	0.84
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	143	135	132	146	146
Average Original List Price	\$896,046.50	\$967,095.26	\$1,025,678.86	\$1,005,489.64	\$758,515.94
Average Original List \$ / SqFt	\$992.79	\$1,122.07	\$1,099.77	\$1,113.37	\$995.94
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	127	96	104	68	110
Average List Price	\$833,461.02	\$887,435.83	\$878,541.44	\$704,336.75	\$737,709.03
Average List \$ / SqFt	\$966.37	\$1,068.95	\$1,050.00	\$988.84	\$965.76
Average Days to Offer	16	24	38	36	36
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	19	27	43	48	24
Average Original List Price	\$1,088,731.58	\$835,862.96	\$760,344.16	\$1,012,383.08	\$629,529.13
Average Original List \$ / SqFt	\$992.69	\$1,085.28	\$1,022.96	\$1,113.30	\$951.58
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	115	91	95	58	126
Average Days on Market	24	37	46	44	47
Average Days to Offer	13	28	36	33	35
Average Sale Price	\$714,329.57	\$910,798.13	\$814,678.01	\$743,748.28	\$775,188.75
Average Sale \$ / SqFt	\$926.47	\$1,062.21	\$1,012.45	\$971.29	\$983.79
Average List Price	\$711,140.87	\$999,405.38	\$850,656.95	\$760,431.03	\$783,340.43
Average List \$ / SqFt	\$910.89	\$1,106.77	\$1,039.58	\$991.80	\$995.21
Average Original List Price	\$712,645.22	\$1,004,739.45	\$860,867.47	\$768,381.02	\$789,158.60
Average Original List \$ / SqFt	\$912.63	\$1,115.72	\$1,053.72	\$1,000.69	\$1,003.11
Average Sale Price as % of List Price	101.99%	97.91%	98.10%	97.96%	98.80%
Average Sale Price as % of Original List Price	101.83%	97.08%	96.84%	97.03%	97.96%
Sold Units - Short Sale	0	1	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	143	135	132	147	146
Units Price Changed	19	27	43	48	24
Units Went Pending	127	96	104	68	111
Units Sold	116	91	95	58	128

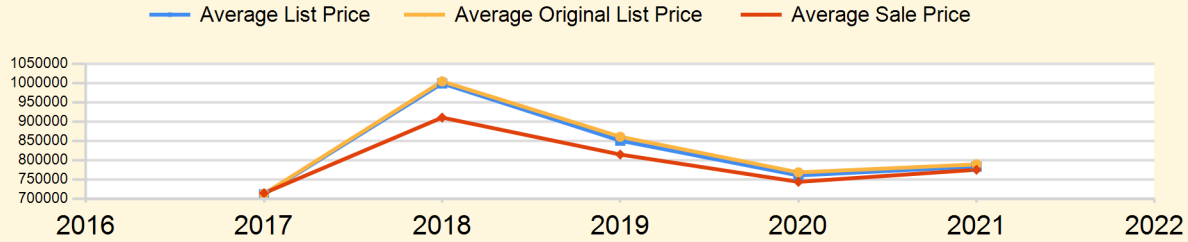
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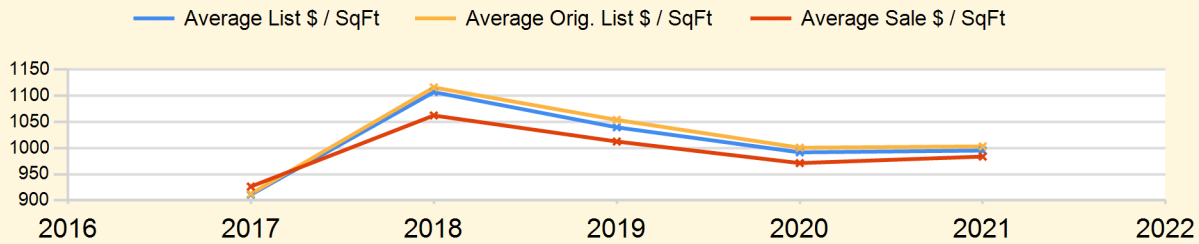
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Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$711,140.87	\$999,405.38	\$850,656.95	\$760,431.03	\$783,340.43
Original List Price	\$712,645.22	\$1,004,739.45	\$860,867.47	\$768,381.02	\$789,158.60
Sale Price	\$714,329.57	\$910,798.13	\$814,678.01	\$743,748.28	\$775,188.75

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List \$ / SqFt	\$910.89	\$1,106.77	\$1,039.58	\$991.80	\$995.21
Orig. List \$ / SqFt	\$912.63	\$1,115.72	\$1,053.72	\$1,000.69	\$1,003.11
Sale \$ / SqFt	\$926.47	\$1,062.21	\$1,012.45	\$971.29	\$983.79

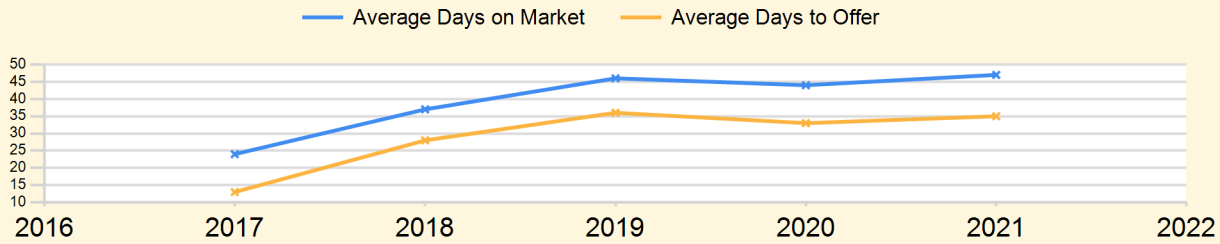
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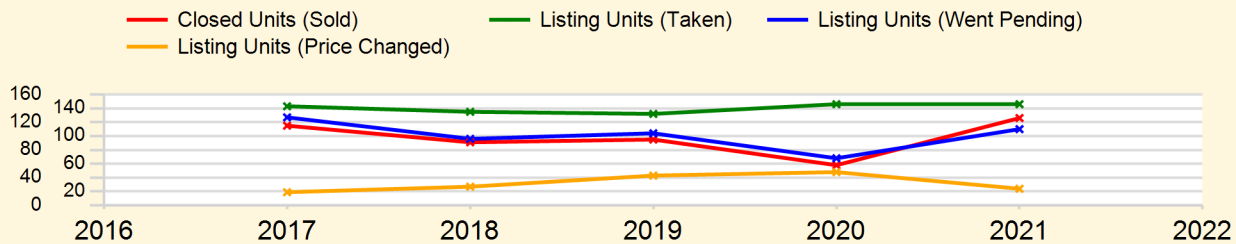
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Average Days to Offer (Sold Inventory - Year to Date)



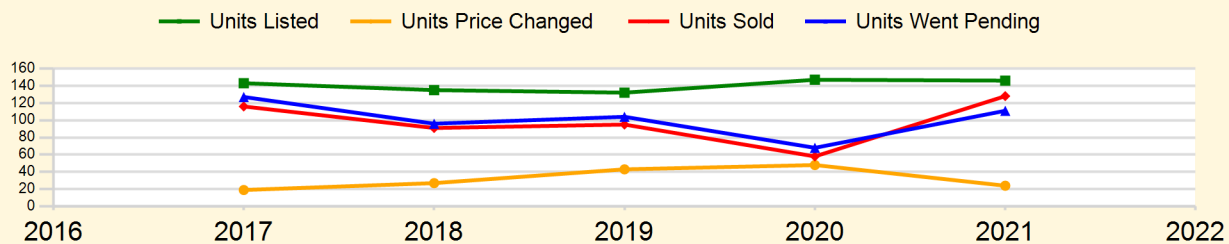
Solds / Year	2017	2018	2019	2020	2021
Days on Market	24	37	46	44	47
Days to Offer	13	28	36	33	35

Listing Units (Year to Date)



Category / Year	2017	2018	2019	2020	2021
Units Sold	115	91	95	58	126
Units Price Changed	19	27	43	48	24
Units Taken	143	135	132	146	146
Units Went Pending	127	96	104	68	110

12 Months Activity



Category / Year	2017	2018	2019	2020	2021
Units Listed	143	135	132	147	146
Units Price Changed	19	27	43	48	24
Units Sold	116	91	95	58	128
Units Went Pending	127	96	104	68	111