

The Fenway, MA Area Market Review

2026 vs. 2025 As of September 8, 2026

Prepared by Rich Haen on Tuesday, September 8, 2026

Single Family

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	0	0	0	0%	↔
Average Days on Market	0	0	0	0%	↔
Average List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Approximate Absorption Rate	0.00%	0.00%	0%	0%	↔
Approximate Months Supply of Inventory	0.00	0.00	0.00	0%	↔
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	1	0	-1	-100%	↓
Average Original List Price	\$2,000,000.00	\$0.00	-\$2,000,000.00	-100%	↓
Average Original List \$ / SqFt	\$819.67	\$0.00	-\$819.67	-100%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	0	0	0	0%	↔
Average List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Average Days to Offer	0	0	0	0%	↔
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	1	0	-1	-100%	↓
Average Original List Price	\$2,000,000.00	\$0.00	-\$2,000,000.00	-100%	↓
Average Original List \$ / SqFt	\$819.67	\$0.00	-\$819.67	-100%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	0	0	0	0%	↔
Average Days on Market	0	0	0	0%	↔
Average Days to Offer	0	0	0	0%	↔
Average Sale Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Sale \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Average List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Average Sale Price as % of List Price	0%	0%	0%	0%	↔
Average Sale Price as % of Original List Price	0%	0%	0%	0%	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	1	0	-1	-100%	↓
Units Price Changed	1	0	-1	-100%	↓
Units Went Pending	0	0	0	0%	↔
Units Sold	0	0	0	0%	↔

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Condominium

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	27	28	1	3.70%	↑
Average Days on Market	67	109	42	62.69%	↑
Average List Price	\$1,239,696.30	\$907,189.29	-\$332,507.01	-26.82%	↓
Average List \$ / SqFt	\$1,286.37	\$1,208.00	-\$78.37	-6.09%	↓
Approximate Absorption Rate	20.99%	19.05%	-1.94%	-9.24%	↓
Approximate Months Supply of Inventory	4.76	5.25	0.49	10.29%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	104	110	6	5.77%	↑
Average Original List Price	\$1,017,222.02	\$873,494.52	-\$143,727.50	-14.13%	↓
Average Original List \$ / SqFt	\$1,206.10	\$1,140.73	-\$65.37	-5.42%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	58	50	-8	-13.79%	↓
Average List Price	\$950,225.69	\$1,010,613.98	\$60,388.29	6.36%	↑
Average List \$ / SqFt	\$1,148.06	\$1,175.13	\$27.07	2.36%	↑
Average Days to Offer	40	40	0	0%	↔
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	35	45	10	28.57%	↑
Average Original List Price	\$1,093,817.14	\$850,437.73	-\$243,379.41	-22.25%	↓
Average Original List \$ / SqFt	\$1,221.92	\$1,155.40	-\$66.52	-5.44%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	58	47	-11	-18.97%	↓
Average Days on Market	58	71	13	22.41%	↑
Average Days to Offer	44	41	-3	-6.82%	↓
Average Sale Price	\$1,021,089.66	\$996,570.21	-\$24,519.45	-2.40%	↓
Average Sale \$ / SqFt	\$1,165.04	\$1,157.07	-\$7.97	-0.68%	↓
Average List Price	\$1,049,380.86	\$1,019,057.45	-\$30,323.41	-2.89%	↓
Average List \$ / SqFt	\$1,188.61	\$1,179.16	-\$9.45	-0.80%	↓
Average Original List Price	\$1,064,518.79	\$1,044,355.30	-\$20,163.49	-1.89%	↓
Average Original List \$ / SqFt	\$1,207.61	\$1,198.73	-\$8.88	-0.74%	↓
Average Sale Price as % of List Price	98.71%	98.32%	-0.39%	-0.40%	↓
Average Sale Price as % of Original List Price	97.09%	97.10%	0.01%	0.01%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	129	133	4	3.10%	↑
Units Price Changed	41	51	10	24.39%	↑
Units Went Pending	76	64	-12	-15.79%	↓
Units Sold	68	64	-4	-5.88%	↓

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Multi Family

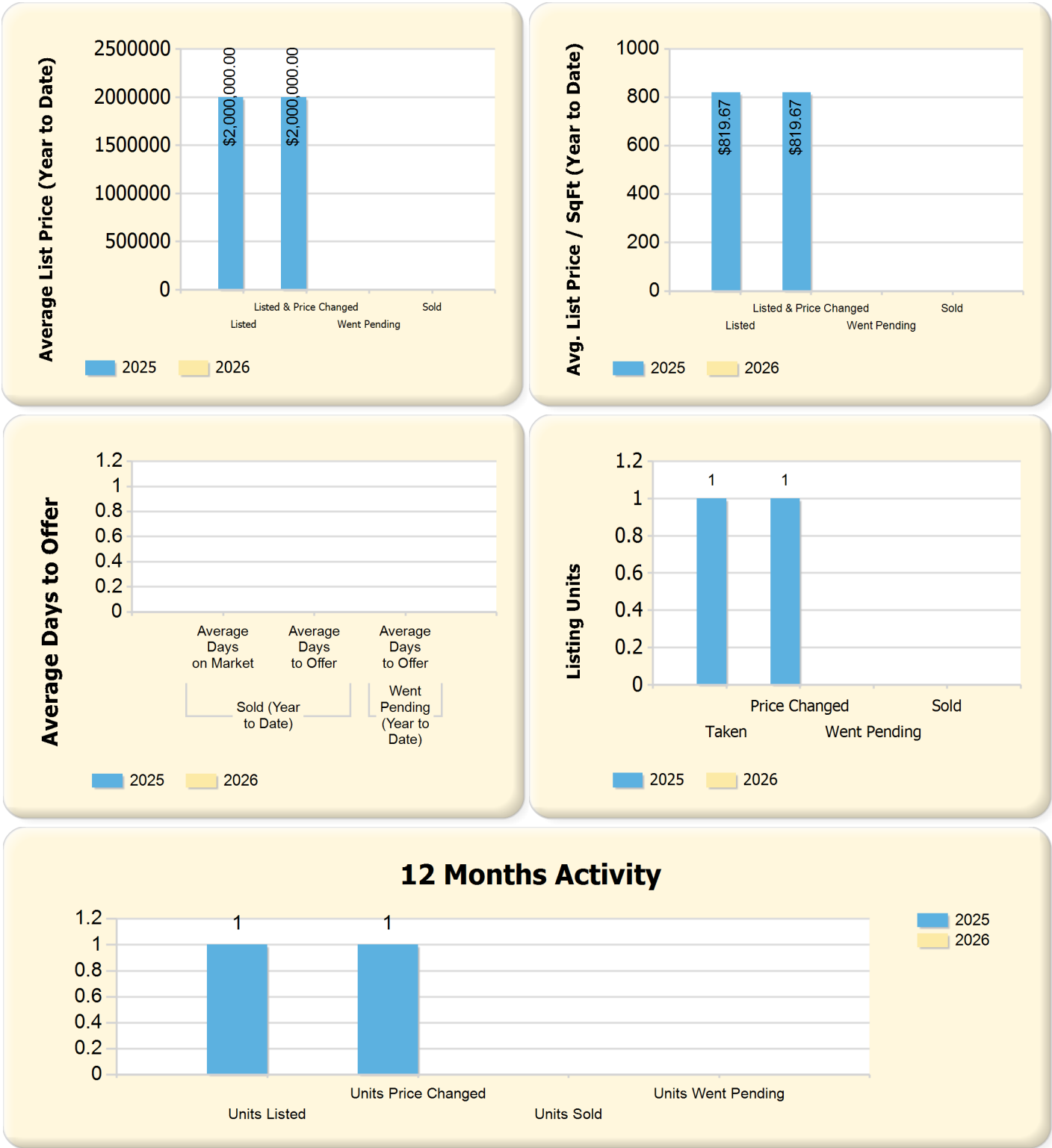
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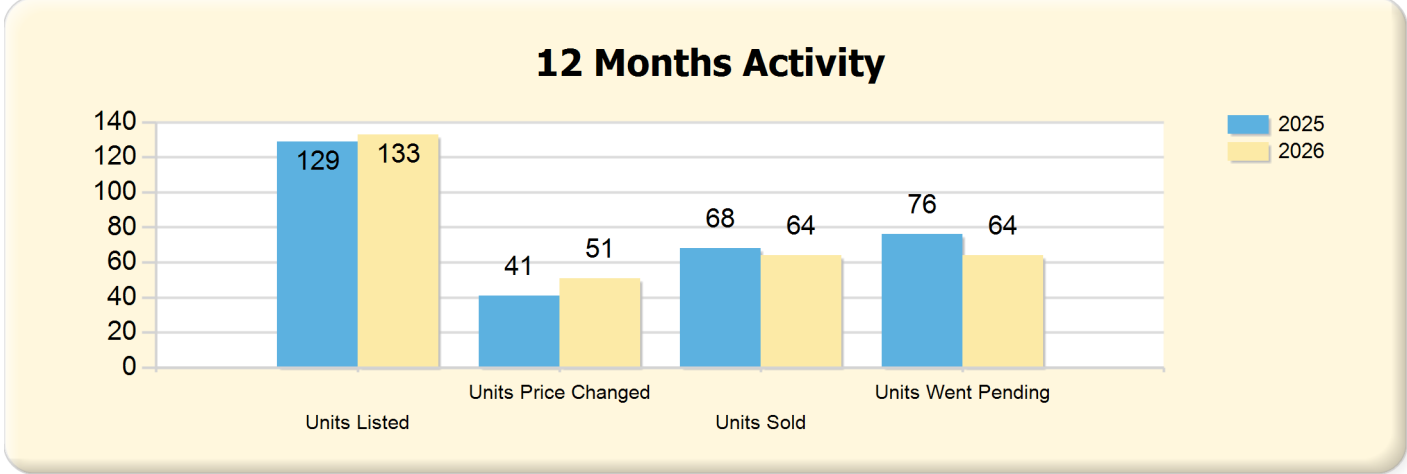
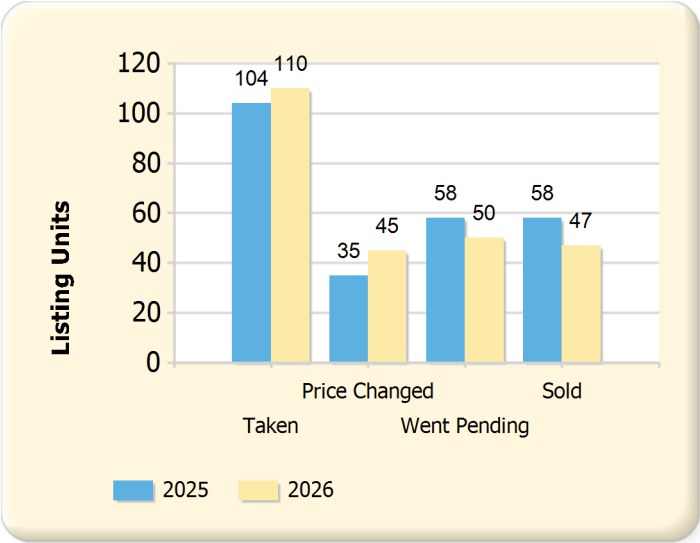
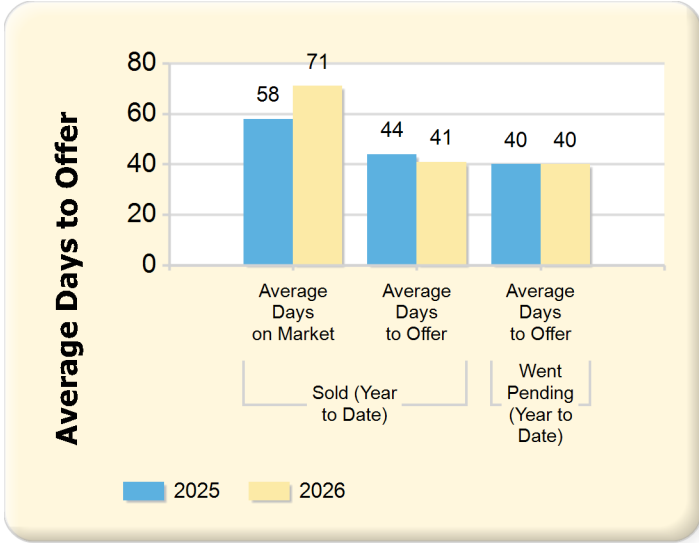
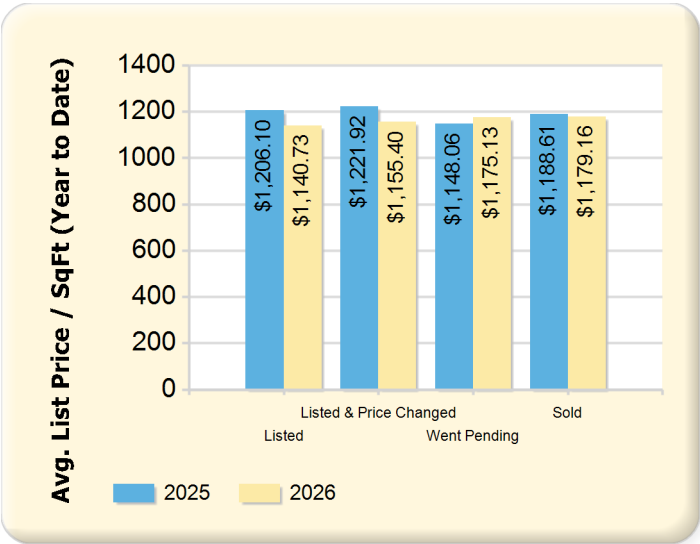
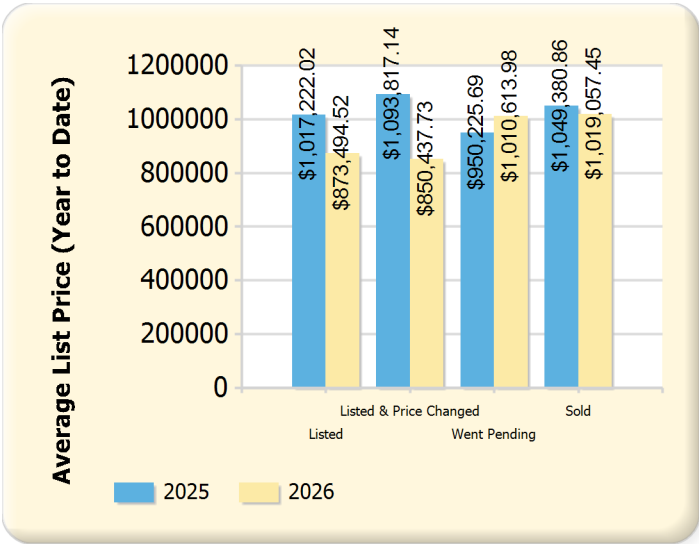


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