

The Fenway, MA Area Market Review

2022 - 2026 As of April 16, 2026

Prepared by Joe Wolvek on Thursday, April 16, 2026

Condominium

Listing Inventory on April 16	2022	2023	2024	2025	2026
Listing Units	11	12	11	20	33
Average Days on Market	34	48	53	86	45
Average List Price	\$790,627.27	\$1,140,650.00	\$1,005,709.09	\$1,693,020.00	\$959,206.06
Average List \$ / SqFt	\$1,013.44	\$1,190.07	\$1,152.94	\$1,398.87	\$1,224.70
Approximate Absorption Rate	78.79%	54.17%	46.21%	29.58%	16.92%
Approximate Months Supply of Inventory	1.27	1.85	2.16	3.38	5.91
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	42	30	29	41	54
Average Original List Price	\$670,911.60	\$828,006.63	\$925,910.34	\$1,043,441.46	\$927,918.52
Average Original List \$ / SqFt	\$1,036.47	\$1,017.83	\$1,154.21	\$1,258.96	\$1,179.75
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	30	19	19	26	24
Average List Price	\$619,464.60	\$950,784.21	\$814,131.58	\$782,584.62	\$1,135,241.67
Average List \$ / SqFt	\$995.26	\$1,031.26	\$1,095.13	\$1,156.35	\$1,191.86
Average Days to Offer	31	16	21	37	51
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	4	3	1	9	11
Average Original List Price	\$625,500.00	\$649,999.67	\$1,158,000.00	\$952,422.22	\$1,074,909.09
Average Original List \$ / SqFt	\$976.33	\$910.98	\$731.52	\$1,281.28	\$1,234.71
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	16	13	12	18	10
Average Days on Market	36	45	42	64	95
Average Days to Offer	26	26	31	55	53
Average Sale Price	\$565,740.69	\$845,415.38	\$637,574.17	\$1,242,944.44	\$1,045,490.00
Average Sale \$ / SqFt	\$989.32	\$991.85	\$1,005.96	\$1,259.73	\$1,132.97
Average List Price	\$567,634.44	\$850,330.69	\$620,966.67	\$1,298,633.33	\$1,090,490.00
Average List \$ / SqFt	\$990.00	\$995.68	\$991.45	\$1,303.17	\$1,160.50
Average Original List Price	\$571,134.44	\$851,484.54	\$629,300.00	\$1,320,577.78	\$1,095,190.00
Average Original List \$ / SqFt	\$995.56	\$997.66	\$1,005.44	\$1,325.89	\$1,171.40
Average Sale Price as % of List Price	100.10%	99.57%	101.82%	98.16%	98.05%
Average Sale Price as % of Original List Price	99.60%	99.39%	100.56%	95.97%	97.25%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	131	93	85	116	139
Units Price Changed	22	28	10	32	44
Units Went Pending	96	74	62	79	70
Units Sold	104	78	61	71	67

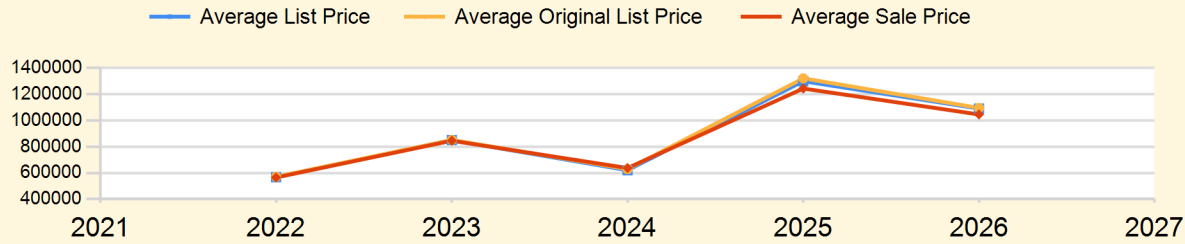
The Fenway, MA Area Market Review

2022 - 2026 As of April 16, 2026

Prepared by Joe Wolvek on Thursday, April 16, 2026

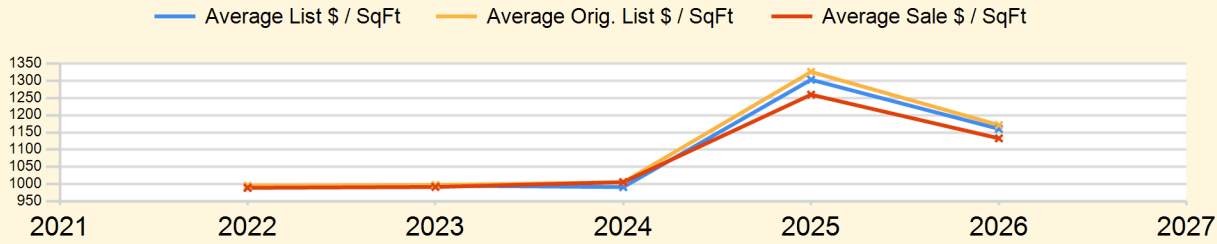
Condominium

Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$567,634.44	\$850,330.69	\$620,966.67	\$1,298,633.33	\$1,090,490.00
Original List Price	\$571,134.44	\$851,484.54	\$629,300.00	\$1,320,577.78	\$1,095,190.00
Sale Price	\$565,740.69	\$845,415.38	\$637,574.17	\$1,242,944.44	\$1,045,490.00

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



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$990.00	\$995.68	\$991.45	\$1,303.17	\$1,160.50
Orig. List \$ / SqFt	\$995.56	\$997.66	\$1,005.44	\$1,325.89	\$1,171.40
Sale \$ / SqFt	\$989.32	\$991.85	\$1,005.96	\$1,259.73	\$1,132.97

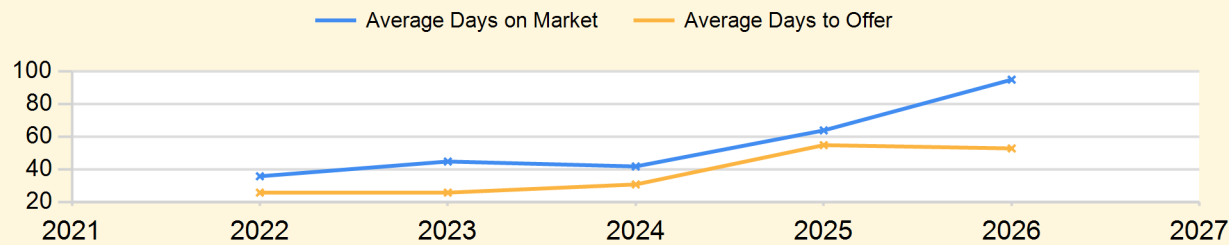
The Fenway, MA Area Market Review

2022 - 2026 As of April 16, 2026

Prepared by Joe Wolvek on Thursday, April 16, 2026

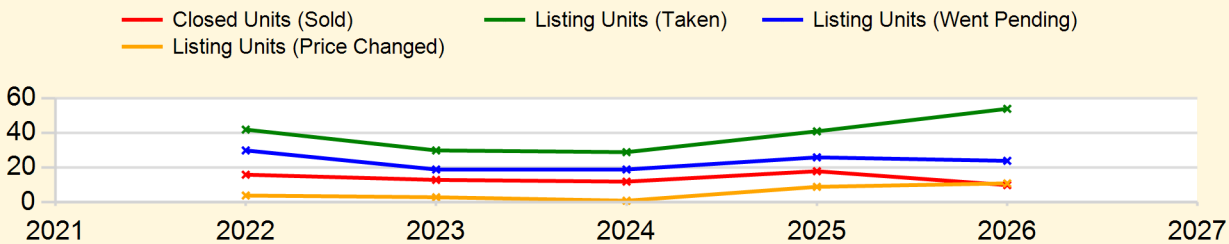
Condominium

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



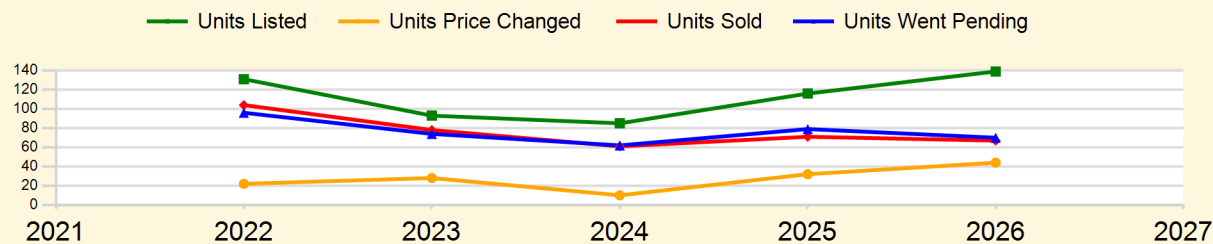
Solds / Year	2022	2023	2024	2025	2026
Days on Market	36	45	42	64	95
Days to Offer	26	26	31	55	53

Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	16	13	12	18	10
Units Price Changed	4	3	1	9	11
Units Taken	42	30	29	41	54
Units Went Pending	30	19	19	26	24

12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	131	93	85	116	139
Units Price Changed	22	28	10	32	44
Units Sold	104	78	61	71	67
Units Went Pending	96	74	62	79	70