

Fenway-Kenmore, Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$715,387

Typical Home Value (ZHVI)

▼ 0.9% YoY

\$1,100,000

Median Sale Price

▼ 0.45% YoY

\$717,650

Median List Price

Active listings

85

Homes Currently For Sale

Active inventory

30

New Listings This Month

Fresh supply

39 days

Avg. Days to Pending

Redfin trailing period

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

1

Avg. offers received per listing

\$1,220/sqft

Median \$/sqft (▲ 1.8% YoY)

41 days

Avg. days on market

57/100

Compete Score — Somewhat Comp.

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~400–550 sq ft	\$280,000 – \$670,000
1 Bedroom	~600–800 sq ft	\$420,000 – \$975,000
2 Bedroom	~850–1,150 sq ft	\$595,000 – \$1,405,000
3+ Bedroom	~1,300–1,900 sq ft	\$910,000 – \$2,320,000

AGENT TAKEAWAY

Steady, not hot: the Compete Score holds at 57, days on market rose to 41, and listings average one offer, down from two. Median sale price \$1.1M, flat YoY; \$/sqft up 1.8% to \$1,220.

Sources: Zillow Home Value Index (ZHVI) for typical home value, median sale/list price, inventory, new listings, days to pending. Redfin neighborhood data for homes sold, price/sqft, days on market, Compete Score. MAR for Greater Boston condo & single-family medians. Price-by-size figures are modeled estimates (typical sq ft x current \$/sqft range), not sold comps - confirm with active listings for a specific unit.