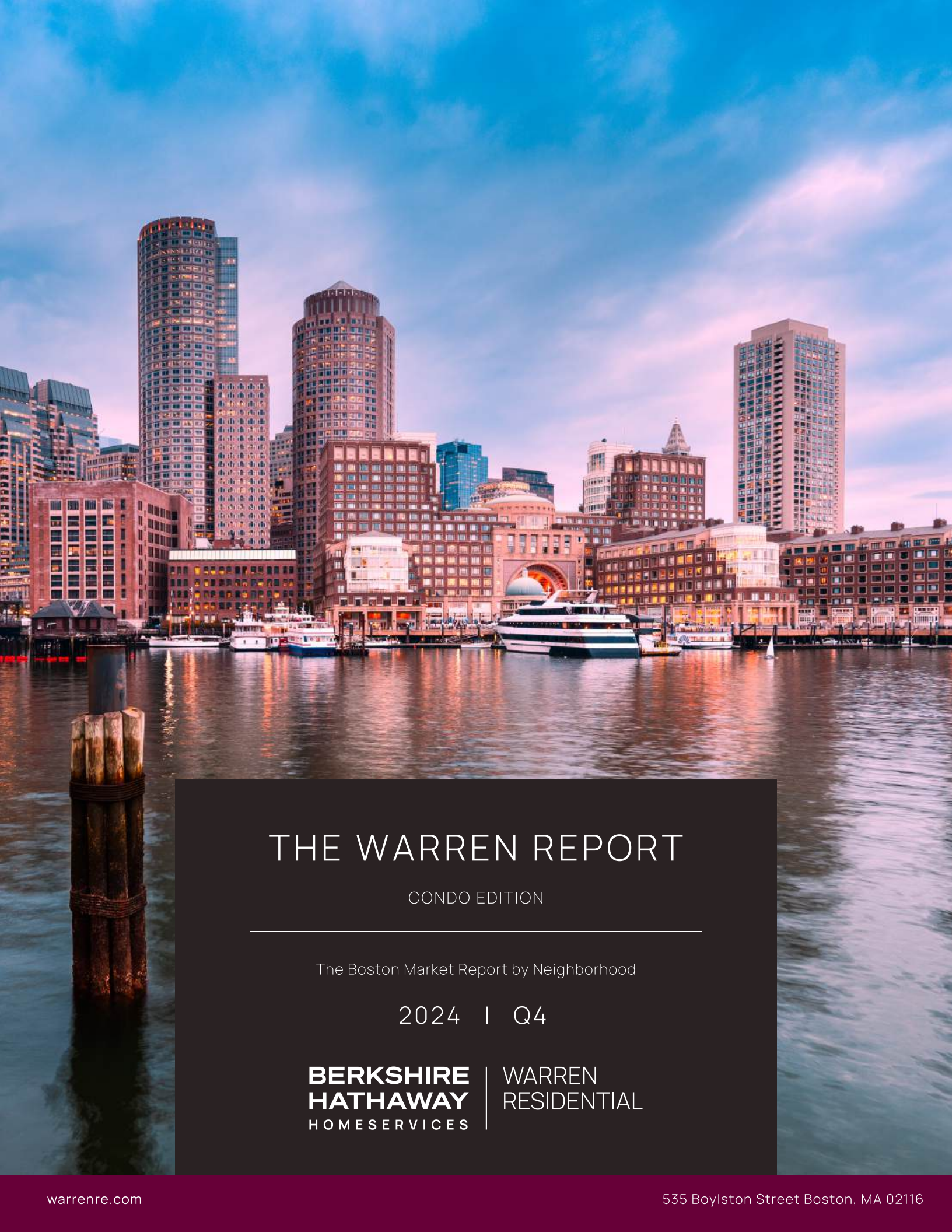




THE WARREN REPORT

CONDO EDITION

The Boston Market Report by Neighborhood

2024 | Q4

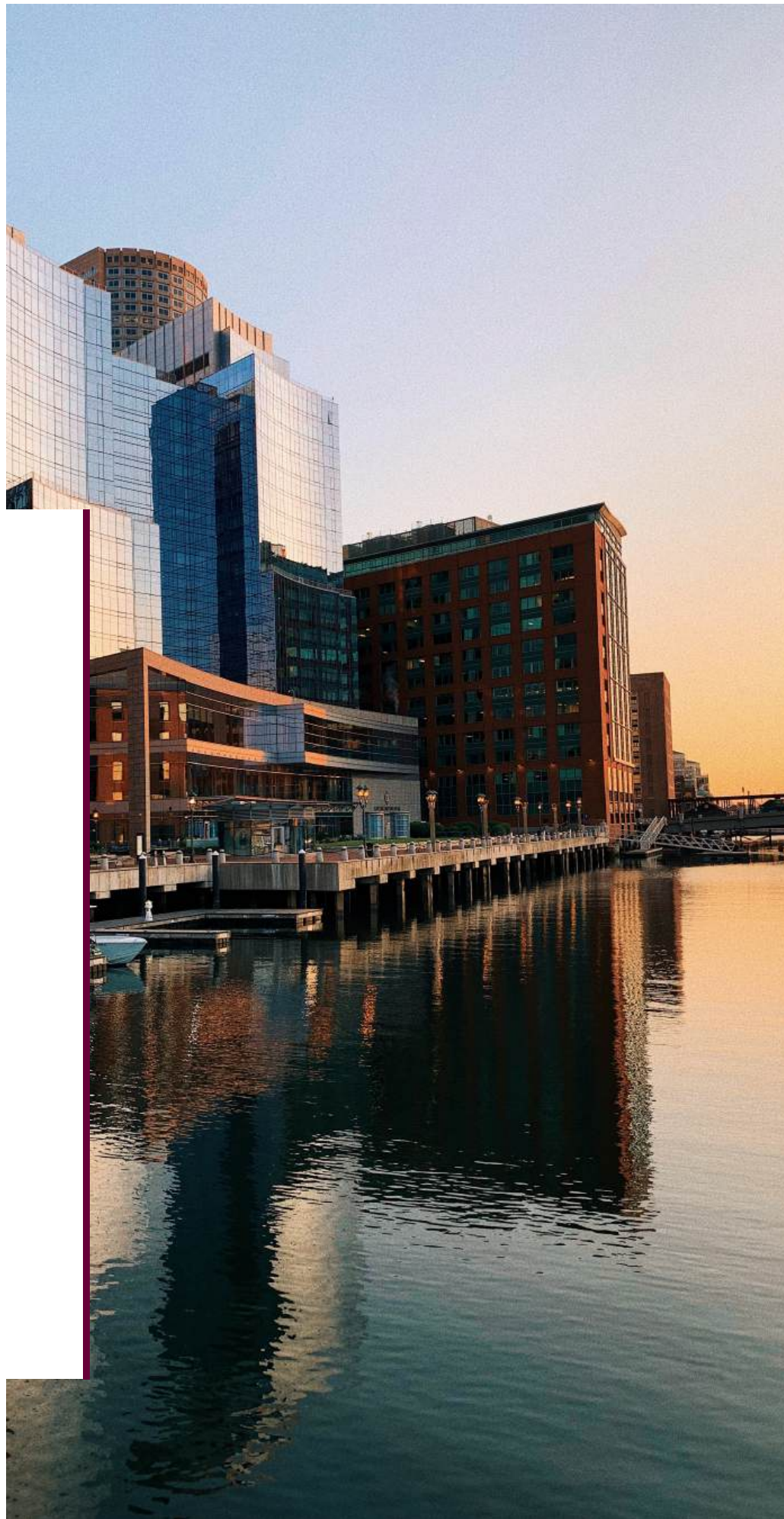
**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL



CONTENTS

3	Glossary Of Terms
5	Boston
7	Allston
8	Back Bay
9	Bay Village
10	Beacon Hill
11	Brighton
12	Charlestown
13	Dorchester
14	Downtown
15	East Boston
16	Fenway/Kenmore
17	Jamaica Plain
18	Mattapan
19	Mission Hill
20	North End
21	Roslindale
22	Roxbury
23	Seaport
24	South Boston
25	South End
26	Waterfront
27	West End
28	West Roxbury
29	Notes





GLOSSARY OF TERMS

Average Price Per Foot

The average price per square foot cost is computed by adding the square foot cost of each home that has sold in an area and dividing by the number of homes sold.

Average Sales Price

The average sales price is computed by taking the total sales dollar volume for the area and dividing it by the total transactions.

Average Sales Price vs List Price

The average sales vs list price is computed by finding the difference between all the listing and sales prices and then dividing by the number of sales.

Average DOM

Average days on market is computed by taking the total number of days for each listing before it went pending and dividing by the total number of listings.

Total Dollar Volume Sold

Total dollar volume sold is computed by adding the sales price of every listing together during a certain time period.

Total Transactions

The total transactions for a period are the number of listings that transferred ownership in that area.

Approximate Absorption Rate

The absorption rate is the percentage of current on market listings which should sell over the next month. It is calculated by dividing the average number of homes sold per month by the total number of active listings. (The average number of homes sold per month is calculated by taking the total number of homes sold over the past 12 months and dividing it by 12).

Approximate Months Inventory Supply

Approximate months inventory supply is the number of months it would take to sell the current active inventory. It is computed by dividing the active listings on a certain date by the average number of homes sold in a month (The average number of homes sold per month is calculated by taking the total number of homes sold over the past 12 months and dividing it by 12).

Total Number of Units Listed

The total number of units listed is the number of listings that went active during the time period.

BOSTON SNAPSHOT



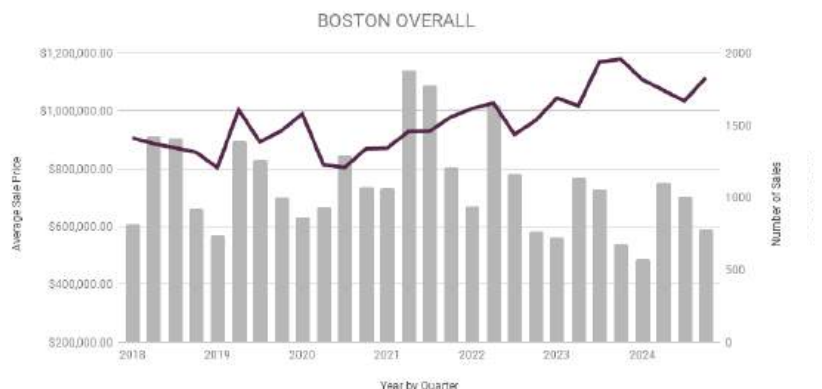
BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

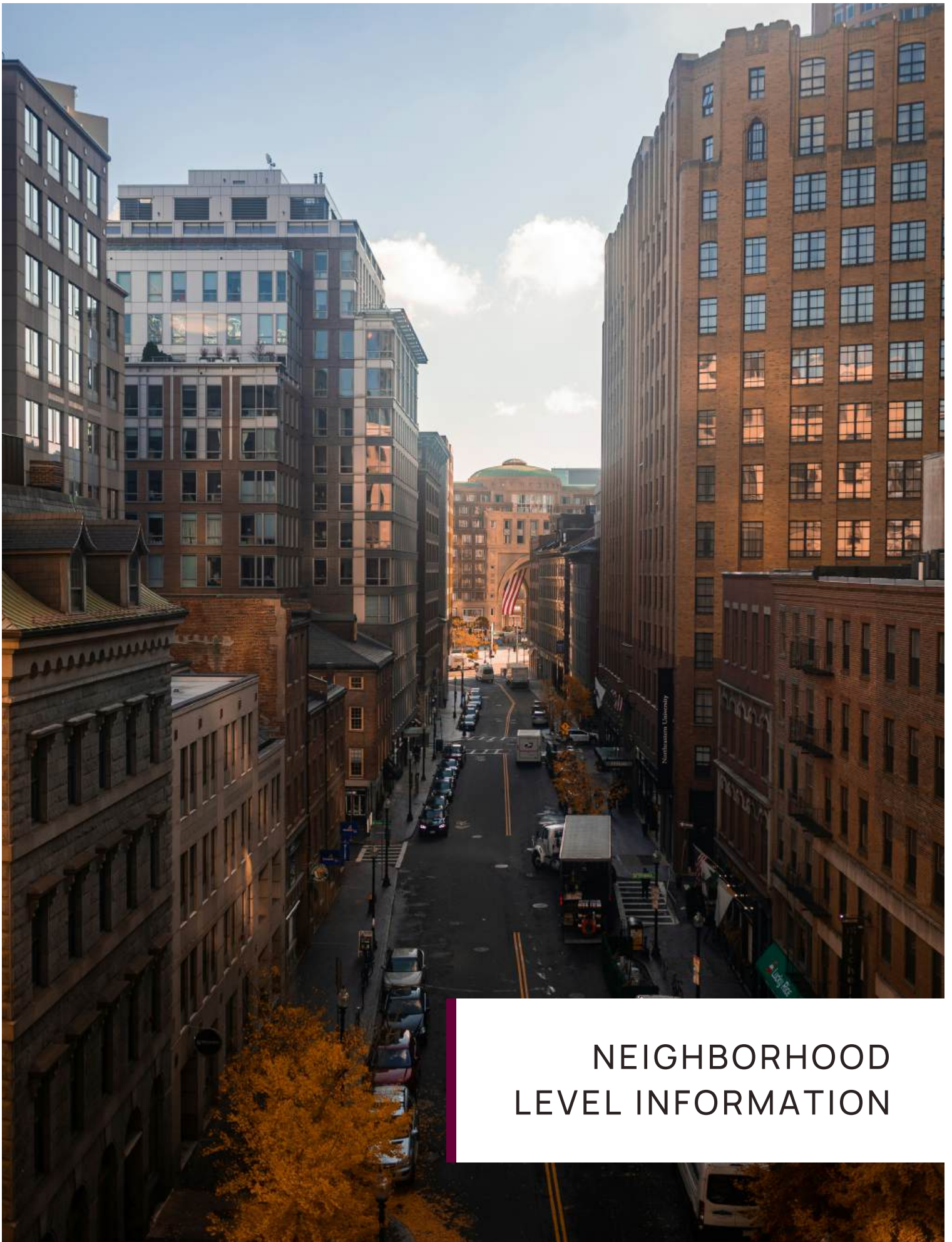
WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$752	\$930	\$828	\$897	vs.	\$924	+ 3%
AVERAGE SALES PRICE	\$868,688	\$977,970	\$966,721	\$1,177,851	vs.	\$1,113,332	- 5.4%
AVERAGE SALES PRICE VS. LIST PRICE	97.41%	98.33%	97.22%	97.86%	vs.	97.67%	- .1%
AVERAGE DOM (DAYS ON MARKET)	50	49	53	50	vs.	58	+ 16%
TOTAL TRANSACTIONS	1,072	1,205	765	678	vs.	777	+ 14.6%
TOTAL DOLLAR VOLUME SOLD	\$931,233,890	\$1,178,454,007	\$739,542,200	\$798,583,276	vs.	\$865,059,469	+ 8.3%
AVERAGE ABSORPTION RATE	34.14%	85.05%	66.59%	55.72%	vs.	47.18%	- 15.3%
AVERAGE MONTHS INVENTORY SUPPLY	2.93	1.18	1.50	1.79	vs.	2.12	+ 18.4%
TOTAL # OF UNITS LISTED	1,370	1,106	851	854	vs.	903	+ 5.7%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

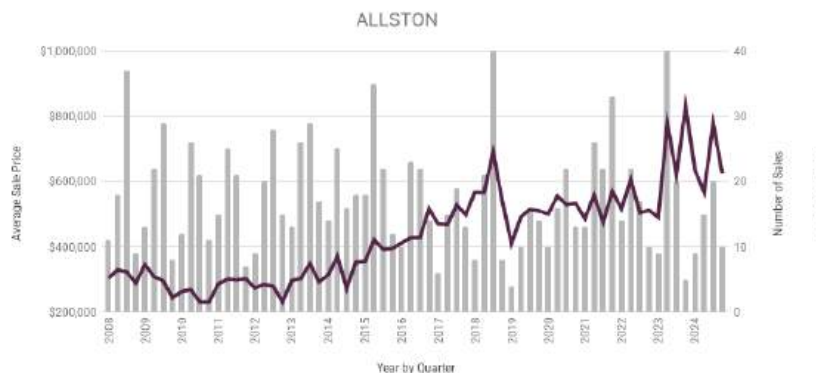


NEIGHBORHOOD LEVEL INFORMATION

ALLSTON MARKET DATA

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$609	\$657	\$558	\$639	vs.	\$672	+ 5.1%
AVERAGE SALES PRICE	\$531,492	\$569,572	\$511,300	\$831,000	vs.	\$625,500	- 24.7%
AVERAGE SALES PRICE VS. LIST PRICE	98.86%	99.74%	97.54%	97.82%	vs.	97.88%	+ .06%
AVERAGE DOM (DAYS ON MARKET)	28	45	94	25	vs.	35	+ 40%
TOTAL TRANSACTIONS	13	33	10	5	vs.	10	+ 100%
TOTAL DOLLAR VOLUME SOLD	\$6,922,400	\$18,795,897	\$5,113,000	\$4,155,000	vs.	\$16,255,000	+ 50.5%
AVERAGE ABSORPTION RATE	41.03%	98.96%	42.95%	89.29%	vs.	78.13%	- 49.6%
AVERAGE MONTHS INVENTORY SUPPLY	2.44	1.01	2.33	1.12	vs.	1.28	+ 98.2%
TOTAL # OF UNITS LISTED	22	20	17	9	vs.	2	+ 44.4%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

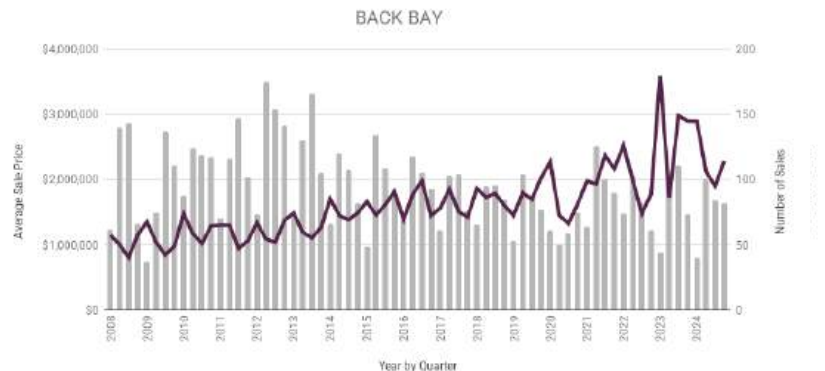
BACK BAY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$1,212	\$1,362	\$1,305	\$1,595	vs.	\$1,589	- .3%
AVERAGE SALES PRICE	\$1,629,370	\$2,166,194	\$1,722,274	\$2,899,076	vs.	\$2,284,952	- 21.1%
AVERAGE SALES PRICE VS. LIST PRICE	93.83%	94.99%	96.7%	96.36%	vs.	95.45%	- .95%
AVERAGE DOM (DAYS ON MARKET)	74	75	59	53	vs.	63	+ 39.6%
TOTAL TRANSACTIONS	75	90	61	73	vs.	82	+ 12.3%
TOTAL DOLLAR VOLUME SOLD	\$122,202,795	\$194,957,500	\$108,108,750	\$211,632,580	vs.	\$187,366,100	- 11.4%
AVERAGE ABSORPTION RATE	17.37%	50.66%	36.94%	38.97%	vs.	34.46%	- 11.5%
AVERAGE MONTHS INVENTORY SUPPLY	5.76	1.97	2.74	2.57	vs.	2.9	+ 12.8%
TOTAL # OF UNITS LISTED	93	75	70	75	vs.	82	+ 9.3%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

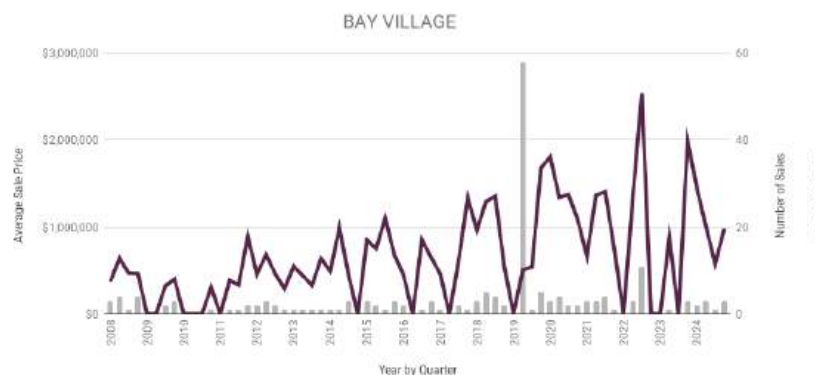
BAY VILLAGE MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$828	\$977	\$0	\$1,233	vs.	\$1,171	- 5%
AVERAGE SALES PRICE	\$1,080,000	\$745,750	\$0	\$1,991,666	vs.	\$978,333	- 50.8%
AVERAGE SALES PRICE VS. LIST PRICE	100.51%	99.47%	0%	98.1%	vs.	97.55%	+ 1.9%
AVERAGE DOM (DAYS ON MARKET)	41	108	0	72	vs.	38	- 47.2%
TOTAL TRANSACTIONS	2	1	0	3	vs.	3	N/A
TOTAL DOLLAR VOLUME SOLD	\$2,160,000	\$745,000	\$0	\$5,975,000	vs.	\$2,935,000	- 50.8%
AVERAGE ABSORPTION RATE	30.56%	100%	58.33%	16.67%	vs.	75%	+ 349.9%
AVERAGE MONTHS INVENTORY SUPPLY	3.27	1	1.71	6	vs.	1.33	- 77.8%
TOTAL # OF UNITS LISTED	6	0	2	2	vs.	1	- 50%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

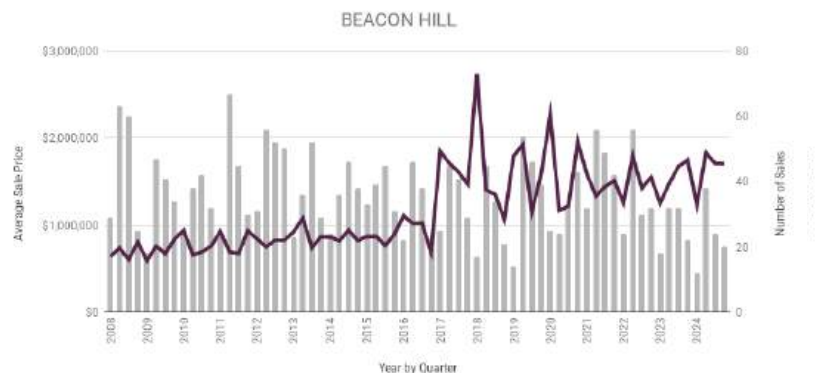
BEACON HILL MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$1,326	\$1,215	\$1,214	\$1,349	vs.	\$1,329	- 1.4%
AVERAGE SALES PRICE	\$1,957,755	\$1,510,277	\$1,547,566	\$1,748,477	vs.	\$1,706,785	- 2.31%
AVERAGE SALES PRICE VS. LIST PRICE	96.21%	96.14%	94.5%	96.99%	vs.	96.54%	- .4%
AVERAGE DOM (DAYS ON MARKET)	46	54	83	59	vs.	49	- 16.9%
TOTAL TRANSACTIONS	43	42	32	22	vs.	20	- 9%
TOTAL DOLLAR VOLUME SOLD	\$84,183,499	\$63,431,650	\$49,522,112	\$38,466,500	vs.	\$34,135,715	- 11.2%
AVERAGE ABSORPTION RATE	23.7%	52.01%	37.5%	56.25%	vs.	29.17%	- 48.1%
AVERAGE MONTHS INVENTORY SUPPLY	4.22	1.92	2.67	1.78	vs.	3.43	+ 92.7%
TOTAL # OF UNITS LISTED	33	38	26	24	vs.	22	- 8.3%

SMART
MATTERS.

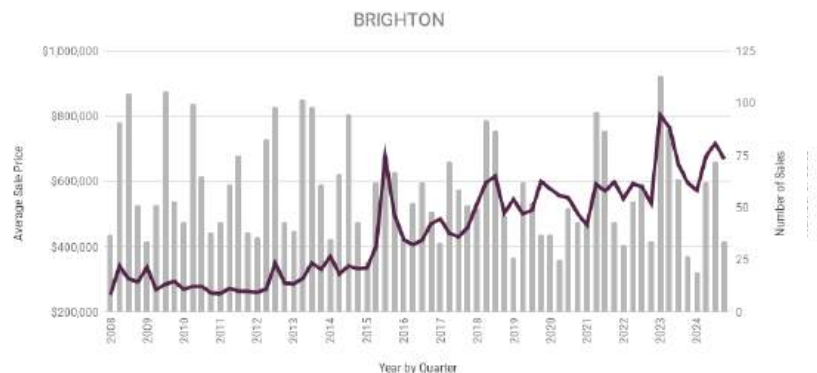


Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

BRIGHTON MARKET DATA

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$568	\$621	\$601	\$686	vs.	\$710	+ 3.5%
AVERAGE SALES PRICE	\$500,566	\$598,558	\$534,264	\$596,259	vs.	\$669,464	+ 12.2%
AVERAGE SALES PRICE VS. LIST PRICE	97.97%	98.43%	97.58%	98.75%	vs.	97.95%	- .8%
AVERAGE DOM (DAYS ON MARKET)	43	60	74	39	vs.	75	+ 92.3%
TOTAL TRANSACTIONS	43	43	34	27	vs.	34	+ 25.9%
TOTAL DOLLAR VOLUME SOLD	\$21,524,376	\$25,738,000	\$18,165,001	\$16,099,000	vs.	\$22,761,787	+ 41.3%
AVERAGE ABSORPTION RATE	34.65%	86.54%	73.02%	97.6%	vs.	64.33%	- 34.1%
AVERAGE MONTHS INVENTORY SUPPLY	2.89	1.16	1.37	1.02	vs.	1.55	+ 51.9%
TOTAL # OF UNITS LISTED	53	58	46	41	vs.	39	- 4.8%

SMART
MATTERS.

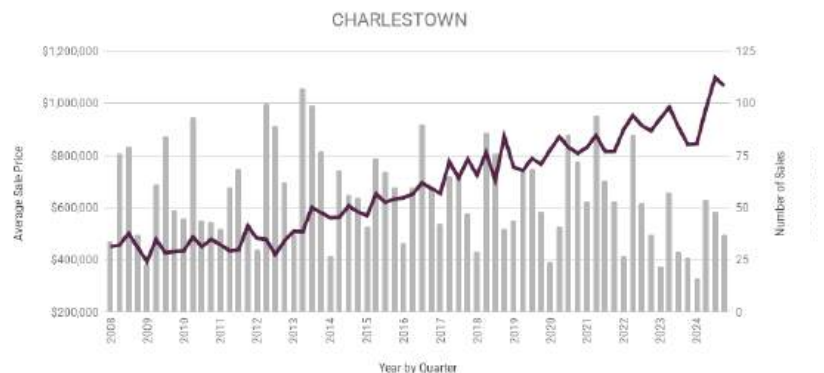


Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

CHARLESTOWN MARKET DATA

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$759	\$797	\$820	\$796	vs.	\$916	+ 15%
AVERAGE SALES PRICE	\$807,954	\$815,790	\$984,079	\$842,826	vs.	\$1,098,310	+ 26.5%
AVERAGE SALES PRICE VS. LIST PRICE	98.94%	100.18%	99.13%	99.5%	vs.	100.33%	+ 1.5%
AVERAGE DOM (DAYS ON MARKET)	39	30	38	40	vs.	21	- 47.5%
TOTAL TRANSACTIONS	72	53	37	26	vs.	37	+ 42.3%
TOTAL DOLLAR VOLUME SOLD	\$58,172,749	\$43,236,900	\$33,080,950	\$21,913,500	vs.	\$52,718,908	+ 80.1%
AVERAGE ABSORPTION RATE	51.39%	184.03%	154.55%	225%	vs.	119.7%	- 46.8%
AVERAGE MONTHS INVENTORY SUPPLY	1.95	.54	.65	.44	vs.	.84	- 13.8%
TOTAL # OF UNITS LISTED	65	37	26	25	vs.	29	+ 16%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

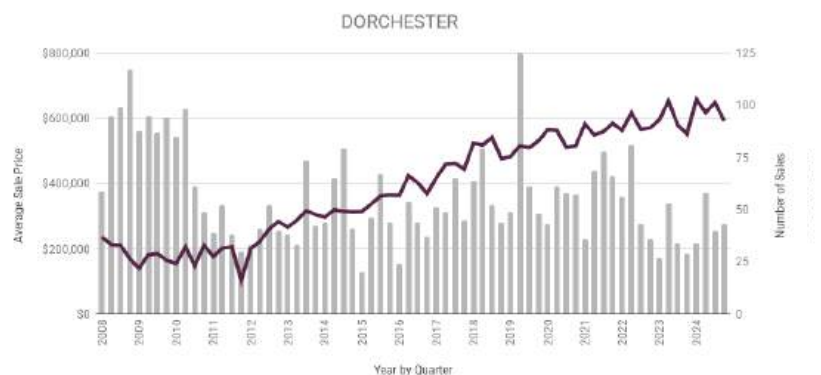
DORCHESTER MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$454	\$481	\$467	\$474	vs.	\$529	+ 11.7%
AVERAGE SALES PRICE	\$516,192	\$584,963	\$570,511	\$551,618	vs.	\$592,416	+ 7.4%
AVERAGE SALES PRICE VS. LIST PRICE	99.07%	99.61%	98.36%	99.62%	vs.	98.69%	- .9%
AVERAGE DOM (DAYS ON MARKET)	37	43	39	33	vs.	40	+ 21.2%
TOTAL TRANSACTIONS	57	66	36	29	vs.	43	+ 48.2%
TOTAL DOLLAR VOLUME SOLD	\$29,423,000	\$38,607,599	\$20,538,400	\$15,996,949	vs.	\$25,473,900	+ 59.2%
AVERAGE ABSORPTION RATE	71.15%	95.83%	105.88%	41.11%	vs.	72.5%	+ 76.3%
AVERAGE MONTHS INVENTORY SUPPLY	.91	1.41	1.04	2.43	vs.	1.38	- 43.2%
TOTAL # OF UNITS LISTED	55	69	29	52	vs.	47	- 9.6%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

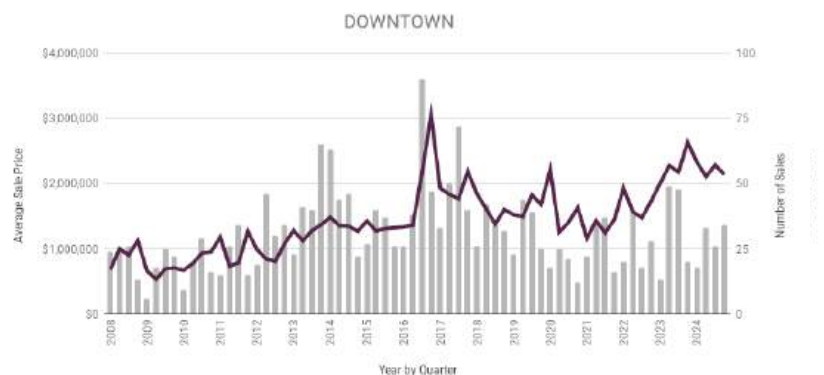
DOWNTOWN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$1,055	\$996	\$1,142	\$1,492	vs.	\$1,530	+ 2.5%
AVERAGE SALES PRICE	\$1,630,416	\$1,443,743	\$1,726,196	\$2,629,350	vs.	\$2,142,114	- 18.5%
AVERAGE SALES PRICE VS. LIST PRICE	95.25%	97.27%	94.08%	96.85%	vs.	97.08%	+ .2%
AVERAGE DOM (DAYS ON MARKET)	46	81	75	108	vs.	102	- 5.5%
TOTAL TRANSACTIONS	12	16	28	20	vs.	34	+ 70%
TOTAL DOLLAR VOLUME SOLD	\$19,565,000	\$23,099,890	\$48,333,500	\$52,587,000	vs.	\$72,831,894	+ 38.5%
AVERAGE ABSORPTION RATE	9.31%	22.71%	15.79%	16.42%	vs.	17.92%	+ 9.1%
AVERAGE MONTHS INVENTORY SUPPLY	10.74	4.4	6.33	6.09	vs.	5.58	- 8.3%
TOTAL # OF UNITS LISTED	38	28	46	58	vs.	47	- 18.9%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

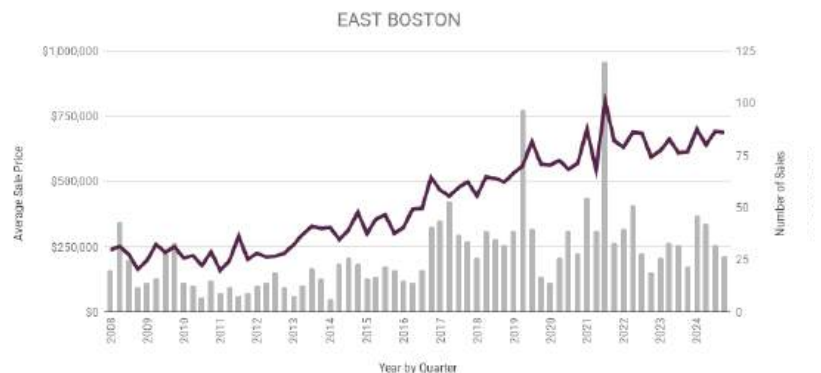
EAST BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$524	\$798	\$645	\$666	vs.	\$670	+ .5%
AVERAGE SALES PRICE	\$570,519	\$655,790	\$595,068	\$613,200	vs.	\$688,161	+ 12.2%
AVERAGE SALES PRICE VS. LIST PRICE	98.86%	99.69%	97.79%	97.6%	vs.	97.94%	+ .3%
AVERAGE DOM (DAYS ON MARKET)	57	84	36	49	vs.	76	+ 55.1%
TOTAL TRANSACTIONS	28	33	19	22	vs.	27	+ 22.7
TOTAL DOLLAR VOLUME SOLD	\$15,974,555	\$21,641,100	\$11,306,300	\$13,490,400	vs.	\$18,580,350	+ 37.7%
AVERAGE ABSORPTION RATE	15.66%	113.58%	48.61%	63.89%	vs.	41.39%	- 35.2%
AVERAGE MONTHS INVENTORY SUPPLY	6.39	.88	2.06	1.57	vs.	2.42	+ 54.1%
TOTAL # OF UNITS LISTED	72	49	30	37	vs.	36	- 2.7%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

FENWAY / KENMORE

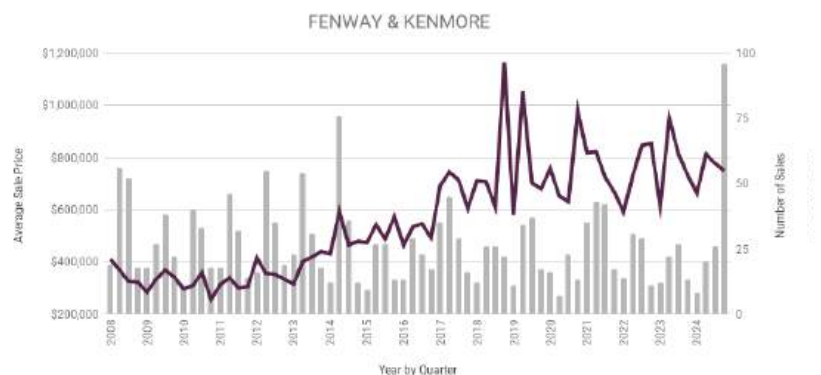
MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			
				Q4:23	vs.	Q4:24	Change
AVERAGE PRICE PER FOOT	\$1,003	\$935	\$918	\$914	vs.	\$1,128	+ 23.4%
AVERAGE SALES PRICE	\$979,461	\$667,671	\$853,181	\$732,803	vs.	\$749,375	+ 2.2%
AVERAGE SALES PRICE VS. LIST PRICE	96.46%	99.27%	96.7%	97.26%	vs.	97.64%	+ .3%
AVERAGE DOM (DAYS ON MARKET)	53	42	79	60	vs.	96	+ 60%
TOTAL TRANSACTIONS	13	17	11	13	vs.	12	- 7.6%
TOTAL DOLLAR VOLUME SOLD	\$12,733,000	\$11,350,416	\$9,385,000	\$9,526,450	vs.	\$8,992,500	- 5.6%
AVERAGE ABSORPTION RATE	29.9%	144.79%	145%	88.1%	vs.	56.67%	- 35.6%
AVERAGE MONTHS INVENTORY SUPPLY	3.34	.69	.69	1.14	vs.	1.76	+ 54.3%
TOTAL # OF UNITS LISTED	22	16	13	9	vs.	10	+ 11.1%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

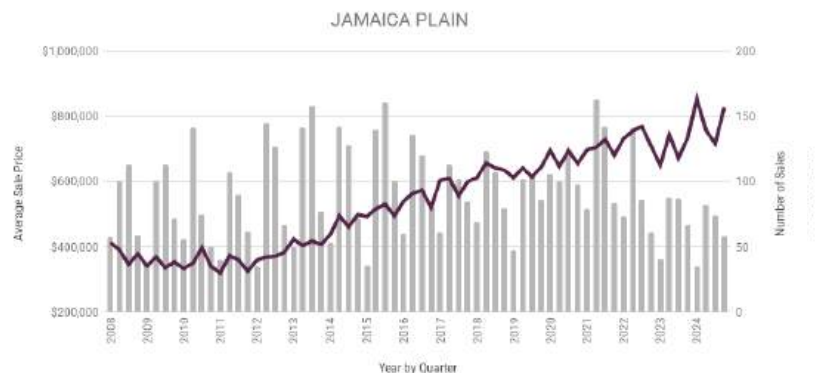
JAMAICA PLAIN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$548	\$580	\$592	\$610	vs.	\$646	+ 6%
AVERAGE SALES PRICE	\$655,408	\$680,814	\$693,283	\$733,187	vs.	\$826,989	+ 12.7%
AVERAGE SALES PRICE VS. LIST PRICE	100.9%	100.94%	99.5%	100.44%	vs.	99.8%	- .5%
AVERAGE DOM (DAYS ON MARKET)	37	35	36	46	vs.	52	+ 13%
TOTAL TRANSACTIONS	98	83	61	67	vs.	58	- 13.4%
TOTAL DOLLAR VOLUME SOLD	\$64,229,995	\$56,507,588	\$42,290,292	\$49,123,549	vs.	\$47,965,399	- 2.3%
AVERAGE ABSORPTION RATE	73.13%	243.23%	104.6%	170.83%	vs.	104.17%	- 39%
AVERAGE MONTHS INVENTORY SUPPLY	1.37	.41	.96	.59	vs.	.96	+ 62.7%
TOTAL # OF UNITS LISTED	116	57	59	51	vs.	53	+ 3.9%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

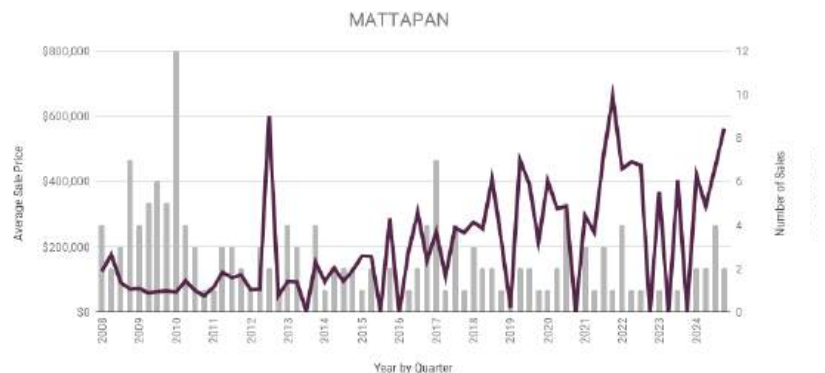
MATTAPAN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$0	\$212	\$0	\$0	vs.	\$335	N/A
AVERAGE SALES PRICE	\$0	\$660,000	\$0	\$00	vs.	\$562,500	N/A
AVERAGE SALES PRICE VS. LIST PRICE	0%	97.2%	0%	0%	vs.	100%	N/A
AVERAGE DOM (DAYS ON MARKET)	0	26	0	0	vs.	22	N/A
TOTAL TRANSACTIONS	0	1	0	0	vs.	2	N/A
TOTAL DOLLAR VOLUME SOLD	\$0	\$660,000	\$0	\$0	vs.	\$1,125,0,500	N/A
AVERAGE ABSORPTION RATE	50%	33.8%	13.3%	25%	vs.	20.83%	- 16.6%
AVERAGE MONTHS INVENTORY SUPPLY	1	3	7.5	4	vs.	4.8	+ 20%
TOTAL # OF UNITS LISTED	1	2	3	1	vs.	4	+ 300%

SMART
MATTERS.

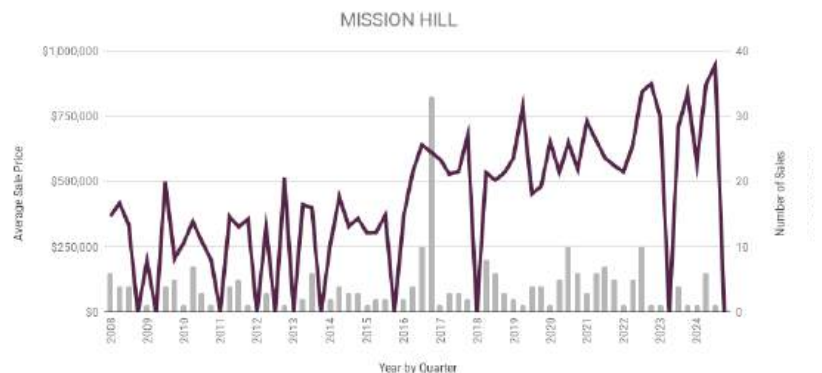


Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

MISSION HILL MARKET DATA

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$522	\$542	\$770	\$772	vs.	\$0	N/A
AVERAGE SALES PRICE	\$547,146	\$561,100	\$875,000	\$840,050	vs.	\$0	N/A
AVERAGE SALES PRICE VS. LIST PRICE	98.26%	100.3%	97.33%	88.51%	vs.	0%	N/A
AVERAGE DOM (DAYS ON MARKET)	88	38	104	15	vs.	0	N/A
TOTAL TRANSACTIONS	6	5	1	1	vs.	0	N/A
TOTAL DOLLAR VOLUME SOLD	\$3,282,881	\$2,805,500	\$875,000	\$840,000	vs.	\$0	N/A
AVERAGE ABSORPTION RATE	91.67%	58.33%	70.83%	25%	vs.	25%	N/A
AVERAGE MONTHS INVENTORY SUPPLY	1.09	1.71	1.41	4	vs.	4	N/A
TOTAL # OF UNITS LISTED	7	1	2	2	vs.	3	+ 50%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

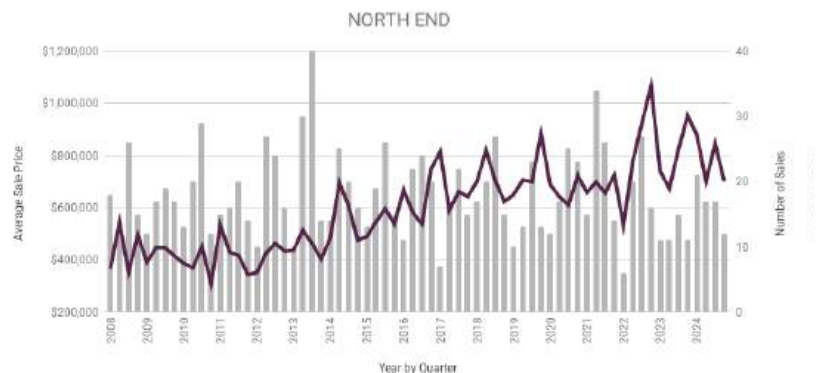
NORTH END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$907	\$972	\$1,011	\$992	vs.	\$979	- 1.3%
AVERAGE SALES PRICE	\$723,326	\$724,250	\$1,065,125	\$952,840	vs.	\$701,000	- 26.3%
AVERAGE SALES PRICE VS. LIST PRICE	98.3%	97.22%	98.21%	98.08%	vs.	99.34%	+ 1.2%
AVERAGE DOM (DAYS ON MARKET)	55	65	43	45	vs.	51	+ 13.3%
TOTAL TRANSACTIONS	23	14	16	11	vs.	12	+ 9%
TOTAL DOLLAR VOLUME SOLD	\$16,636,500	\$10,139,500	\$17,042,000	\$10,481,240	vs.	\$8,412,000	- 19.7%
AVERAGE ABSORPTION RATE	32.92%	82.41%	97.22%	37.12%	vs.	58.33%	+ 57.1%
AVERAGE MONTHS INVENTORY SUPPLY	3.04	1.21	1.03	2.69	vs.	1.71	- 36.4%
TOTAL # OF UNITS LISTED	26	14	16	30	vs.	18	- 40%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

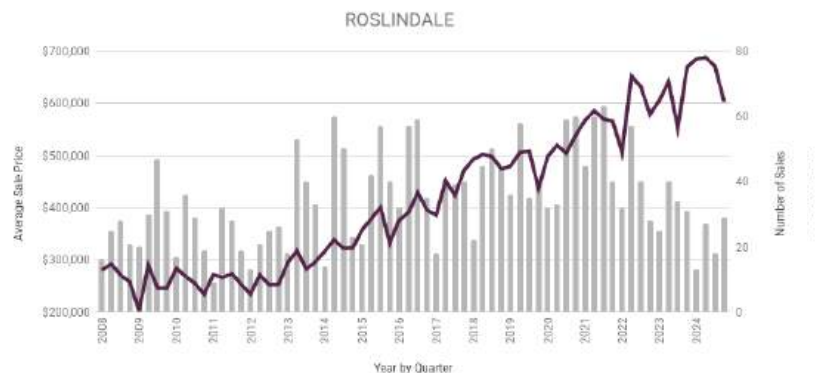
ROSLINDALE MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$418	\$454	\$495	\$470	vs.	\$540	+ 14.7%
AVERAGE SALES PRICE	\$538,783	\$565,584	\$579,048	\$669,032	vs.	\$603,076	- 9.8%
AVERAGE SALES PRICE VS. LIST PRICE	100.47%	100.26%	99.78%	100.85%	vs.	100.53%	- .3%
AVERAGE DOM (DAYS ON MARKET)	35	33	29	28	vs.	47	+ 67.8%
TOTAL TRANSACTIONS	60	40	28	31	vs.	29	- 6.4%
TOTAL DOLLAR VOLUME SOLD	\$32,327,000	\$22,623,373	\$16,213,362	\$20,739,999	vs.	\$17,489,216	- 15.6%
AVERAGE ABSORPTION RATE	98.44%	435.42%	105.13%	220%	vs.	181.25%	- 17.6%
AVERAGE MONTHS INVENTORY SUPPLY	1.02	.23	.95	.45	vs.	.55	+ 22.2%
TOTAL # OF UNITS LISTED	50	30	33	28	vs.	22	- 21.4%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

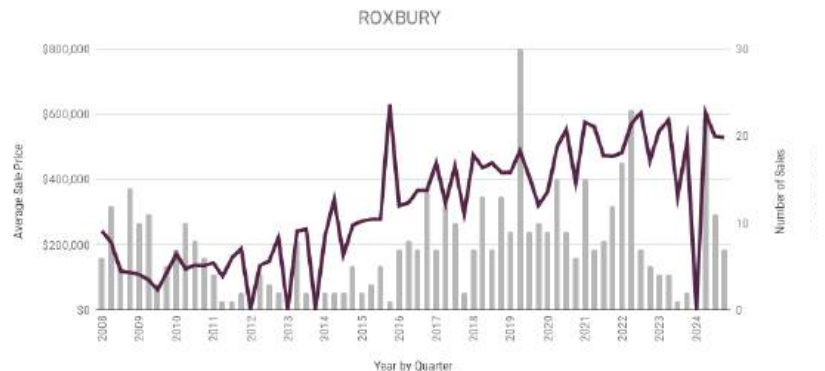
ROXBURY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$395	\$533	\$462	\$373	vs.	\$479	+ 28.3%
AVERAGE SALES PRICE	\$391,733	\$471,833	\$459,300	\$517,000	vs.	\$528,171	+ 2.1%
AVERAGE SALES PRICE VS. LIST PRICE	98.89%	96.94%	97.43%	98.6%	vs.	99.3%	+ .6%
AVERAGE DOM (DAYS ON MARKET)	31	29	32	96	vs.	60	- 99.3%
TOTAL TRANSACTIONS	6	12	5	2	vs.	7	+ 250%
TOTAL DOLLAR VOLUME SOLD	\$2,350,400	\$5,662,000	\$2,296,500	\$1,034,000	vs.	\$3,697,197	+ 257.5%
AVERAGE ABSORPTION RATE	47.62%	30.56%	44.44%	14.2%	vs.	33.33%	+ 133.2%
AVERAGE MONTHS INVENTORY SUPPLY	2.1	3.27	.69	7	vs.	3	- 57.4%
TOTAL # OF UNITS LISTED	10	23	8	4	vs.	10	- 97.5%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

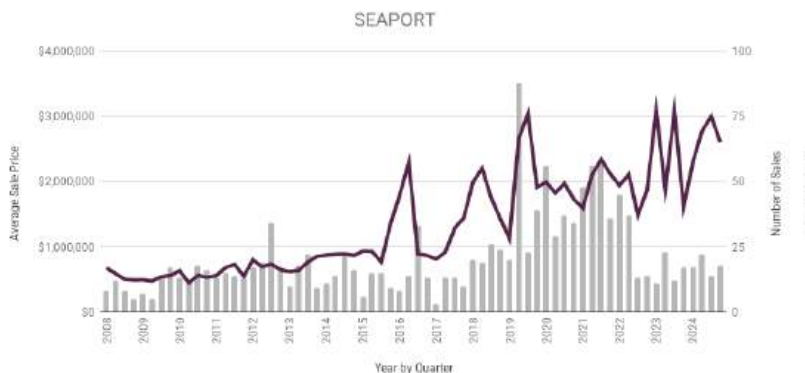
SEAPORT MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$1,606	\$1,637	\$1,538	\$1,454	vs.	\$1,849	+ 27.1%
AVERAGE SALES PRICE	\$1,728,721	\$2,117,918	\$1,864,714	\$1,609,915	vs.	\$2,606,083	+ 61.8%
AVERAGE SALES PRICE VS. LIST PRICE	97.09%	99.23%	96.76%	97.88%	vs.	98.39%	+ .5%
AVERAGE DOM (DAYS ON MARKET)	51	59	73	57	vs.	75	+ 31.5%
TOTAL TRANSACTIONS	34	36	14	17	vs.	18	+5.8%
TOTAL DOLLAR VOLUME SOLD	\$58,776,543	\$76,245,050	\$26,106,000	\$27,368,555	vs.	\$46,909,500	+ 71%
AVERAGE ABSORPTION RATE	42.47%	35.11%	46.43%	15.9%	vs.	13.45%	- 15.5%
AVERAGE MONTHS INVENTORY SUPPLY	2.35	2.85	2.15	6.28	vs.	7.44	+ 18.4%
TOTAL # OF UNITS LISTED	49	70	17	38	vs.	29	- 23.6%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

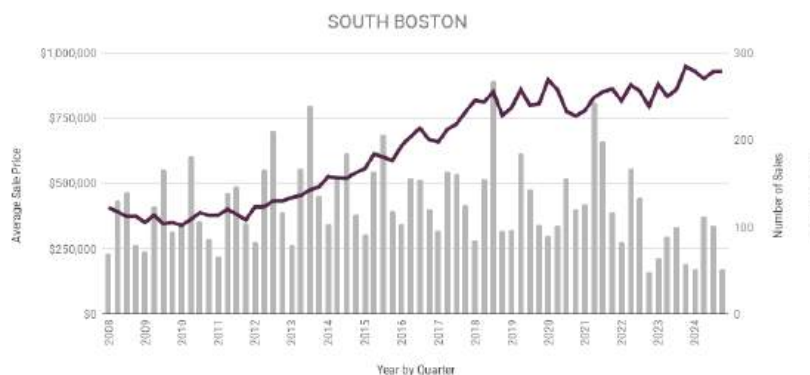
SOUTH BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$740	\$792	\$779	\$825	vs.	\$797	- 3.3%
AVERAGE SALES PRICE	\$759,120	\$862,315	\$795,906	\$948,311	vs.	\$930,245	- 1.9%
AVERAGE SALES PRICE VS. LIST PRICE	97.56%	99.02%	97.04%	98.17%	vs.	97.53%	- .6%
AVERAGE DOM (DAYS ON MARKET)	59	45	62	47	vs.	63	+ 34%
TOTAL TRANSACTIONS	121	117	71	58	vs.	51	- 12%
TOTAL DOLLAR VOLUME SOLD	\$91,853,541	\$100,890,899	\$38,203,500	\$55,002,050	vs.	\$47,442,500	- 13.7%
AVERAGE ABSORPTION RATE	35.32%	113.24%	104.76%	75.95%	vs.	64.02%	- 15.7%
AVERAGE MONTHS INVENTORY SUPPLY	2.83	.88	.95	1.32	vs.	1.56	+ 18.1%
TOTAL # OF UNITS LISTED	165	101	71	75	vs.	75	N/A

SMART
MATTERS.

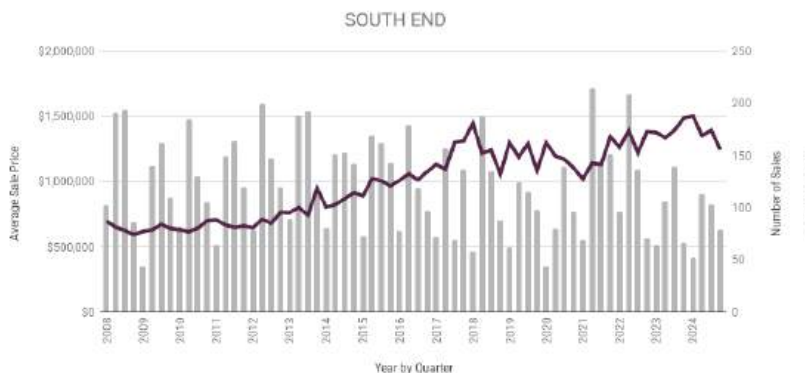


Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

SOUTH END MARKET DATA

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$977	\$1,116	\$1,169	\$1,172	vs.	\$1,094	- 6.7%
AVERAGE SALES PRICE	\$1,103,283	\$1,134,906	\$1,381,827	\$1,484,578	vs.	\$1,245,290	- 16.1%
AVERAGE SALES PRICE VS. LIST PRICE	97.51%	100%	99.74%	98.91%	vs.	98.96%	+ .1%
AVERAGE DOM (DAYS ON MARKET)	61	46	40	44	vs.	64	+ 45.4%
TOTAL TRANSACTIONS	96	151	71	66	vs.	79	+ 19.7%
TOTAL DOLLAR VOLUME SOLD	\$105,915,168	\$202,778,942	\$98,109,750	\$97,982,153	vs.	\$98,377,968	+ .4%
AVERAGE ABSORPTION RATE	27.85%	72.26%	75.88%	73.6%	vs.	78.6%	+ 7.2%
AVERAGE MONTHS INVENTORY SUPPLY	3.59	1.38	1.32	1.37	vs.	1.27	- 7.3%
TOTAL # OF UNITS LISTED	117	111	107	76	vs.	80	+ 5.2%

SMART
MATTERS.

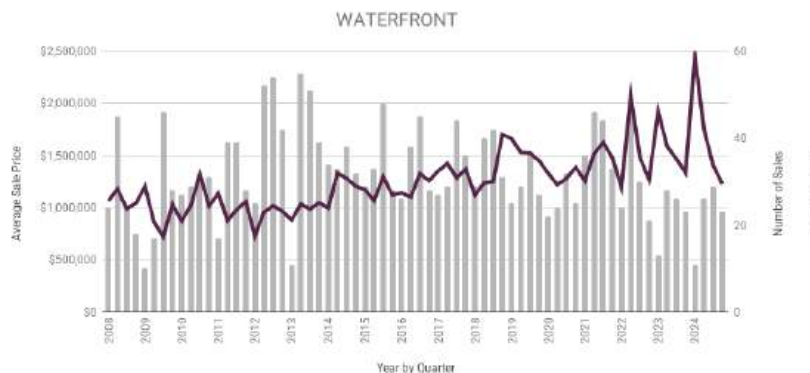


Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

WATERFRONT MARKET DATA

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$1,005	\$1,062	\$1,004	\$1,083	vs.	\$1,008	- 6.9%
AVERAGE SALES PRICE	\$1,385,977	\$1,479,669	\$1,270,909	\$1,333,739	vs.	\$1,227,102	- 8%
AVERAGE SALES PRICE VS. LIST PRICE	95.18%	97.1%	95.57%	97.35%	vs.	96.39%	- .99%
AVERAGE DOM (DAYS ON MARKET)	112	66	97	68	vs.	101	+ 48.5%
TOTAL TRANSACTIONS	25	33	21	23	vs.	23	N/A
TOTAL DOLLAR VOLUME SOLD	\$34,649,425	\$48,829,100	\$26,689,100	\$30,676,000	vs.	\$28,223,360	- 8%
AVERAGE ABSORPTION RATE	14.94%	45.98%	60.78%	25.83%	vs.	22.47%	- 13%
AVERAGE MONTHS INVENTORY SUPPLY	6.69	2.18	1.65	3.87	vs.	4.45	+ 14.9%
TOTAL # OF UNITS LISTED	31	23	16	30	vs.	25	- 16.6%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

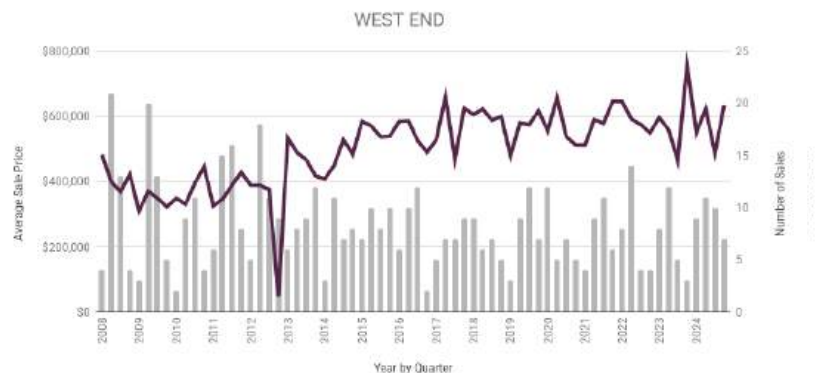
WEST END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$668	\$663	\$534	\$607	vs.	\$658	+ 8.4%
AVERAGE SALES PRICE	\$511,800	\$646,333	\$549,750	\$758,000	vs.	\$634,428	- 16.3%
AVERAGE SALES PRICE VS. LIST PRICE	95.46%	98.28%	95.94%	92.89%	vs.	99.31%	+ 6.9%
AVERAGE DOM (DAYS ON MARKET)	63	41	125	101	vs.	53	- 47.5%
TOTAL TRANSACTIONS	5	6	4	3	vs.	7	+ 133.3%
TOTAL DOLLAR VOLUME SOLD	\$2,599,000	\$3,878,000	\$2,199,000	\$2,274,000	vs.	\$4,441,000	+ 95.2%
AVERAGE ABSORPTION RATE	24.17%	25.83%	16.67%	48.33%	vs.	44.05%	- 8.8%
AVERAGE MONTHS INVENTORY SUPPLY	4.14	3.87	6	2.07	vs.	2.27	+ 9.6%
TOTAL # OF UNITS LISTED	12	12	6	5	vs.	8	+ 60%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

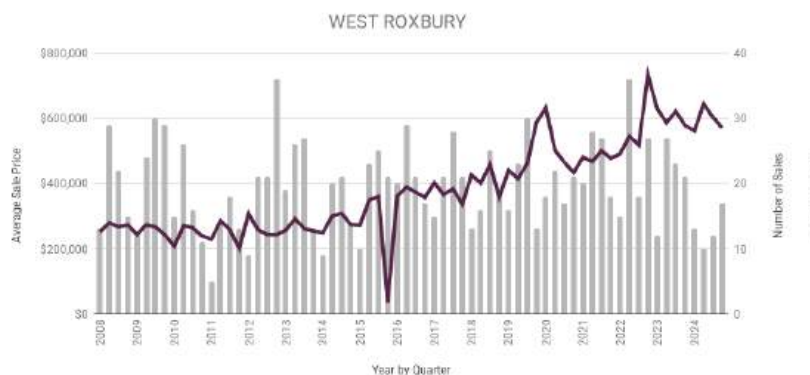
WEST ROXBURY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q4:20	Q4:21	Q4:22	Year-Over-Year			Change
				Q4:23	vs.	Q4:24	
AVERAGE PRICE PER FOOT	\$424	\$419	\$482	\$506	vs.	\$518	+ 2.3%
AVERAGE SALES PRICE	\$434,128	\$478,080	\$732,440	\$578,261	vs.	\$570,852	- 1.2%
AVERAGE SALES PRICE VS. LIST PRICE	99.2%	1101.15%	100.41%	99.5%	vs.	98.92%	- .6%
AVERAGE DOM (DAYS ON MARKET)	43	39	22	45	vs.	34	- 24.4%
TOTAL TRANSACTIONS	21	18	27	21	vs.	17	- 19%
TOTAL DOLLAR VOLUME SOLD	\$9,116,900	\$8,605,450	\$19,775,900	\$12,143,500	vs.	\$9,704,500	- 20%
AVERAGE ABSORPTION RATE	82.92%	195.83%	200%	118.06%	vs.	63.1%	- 46.5%
AVERAGE MONTHS INVENTORY SUPPLY	1.22	.51	.50	.85	vs.	1.58	+ 85.8%
TOTAL # OF UNITS LISTED	22	12	27	11	vs.	17	+ 54.5%

SMART
MATTERS.



Source: MLSPin © BHHS Warren Residential. All material presented is intended for information purposes only. This information is believed to be correct but is represented subject to errors, omissions, changes or withdrawal without notice. All property information should be verified by your own attorney, architect, or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit.

NOTES

Does Seasonality Impact Quarterly Reports?

Depending on the weather, the spring market generally runs from early March through Memorial Day in May. The Fall market generally begins after Labor Day and goes through the end of October or early November. What this means is that we will see a larger amount of closed sales volume in 02 and 03 vs. 01 and 04.

Do Closings in New Developments Impact Quarterly Reports?

When a new development is completed, we often see large amounts of closings happen in a short period of time. This can dramatically skew the quarterly market statistics for a particular neighborhood. With that said, there are also cases where new construction units were never listed on MLS and therefore don't show up in the report.

Does Sample Size Impact Quarterly Reports?

Certain neighborhoods with lower market activity may see significant variations from one report to the next due to the small sample size.

What is Included in Downtown Neighborhoods?

In order to prevent extremely small sample sizes and eliminate a real estate agent's subjective choice of which neighborhood to include their listing on MLSpin in, we've combined five areas into one neighborhood called Downtown. These areas include any properties listed in Chinatown, Faneuil, Financial District, Leather District, Midtown, and the Theatre District.







Visit us online at WARRENRE.COM
535 Boylston Street
Boston, MA 02116

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

© 2024 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity

