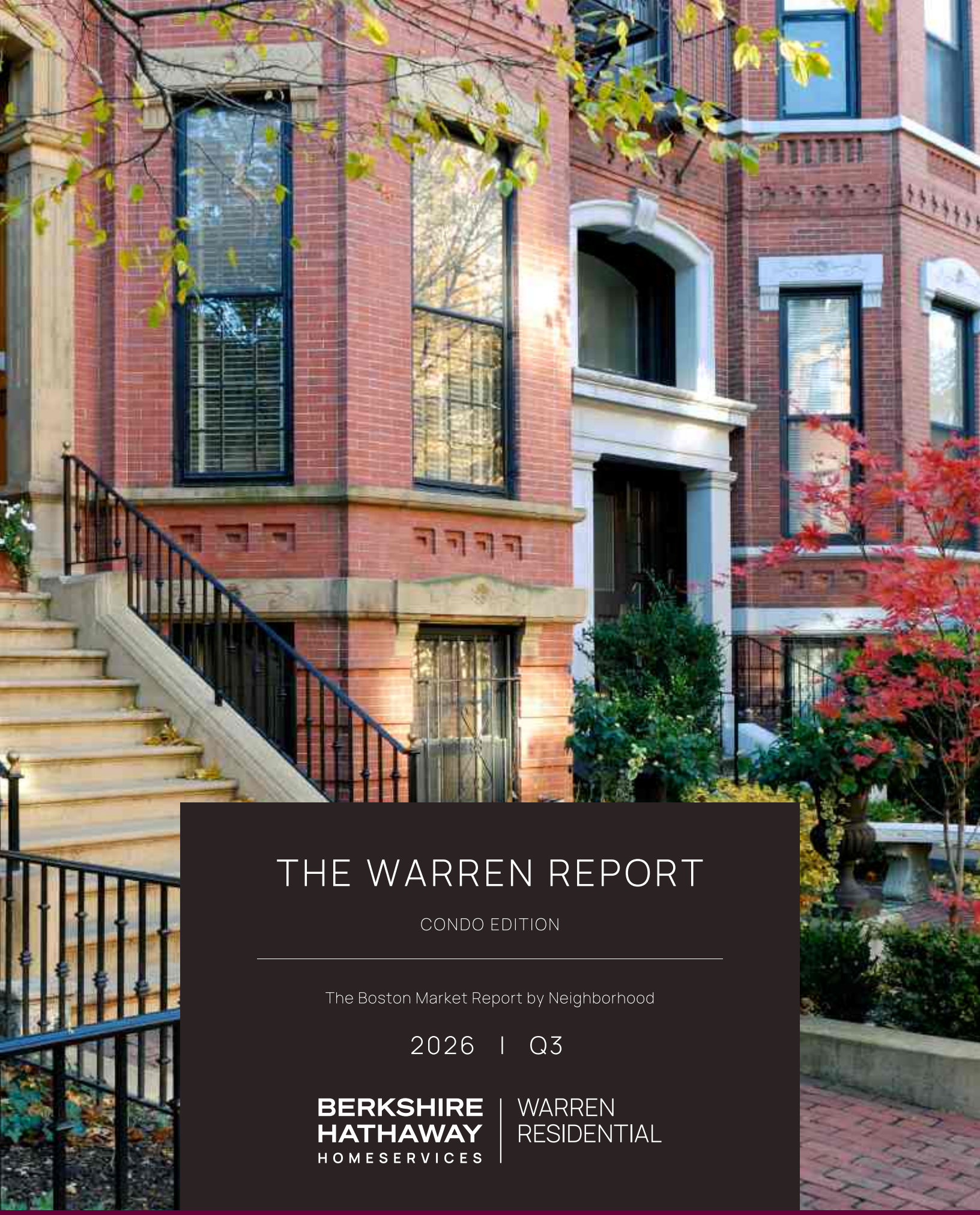


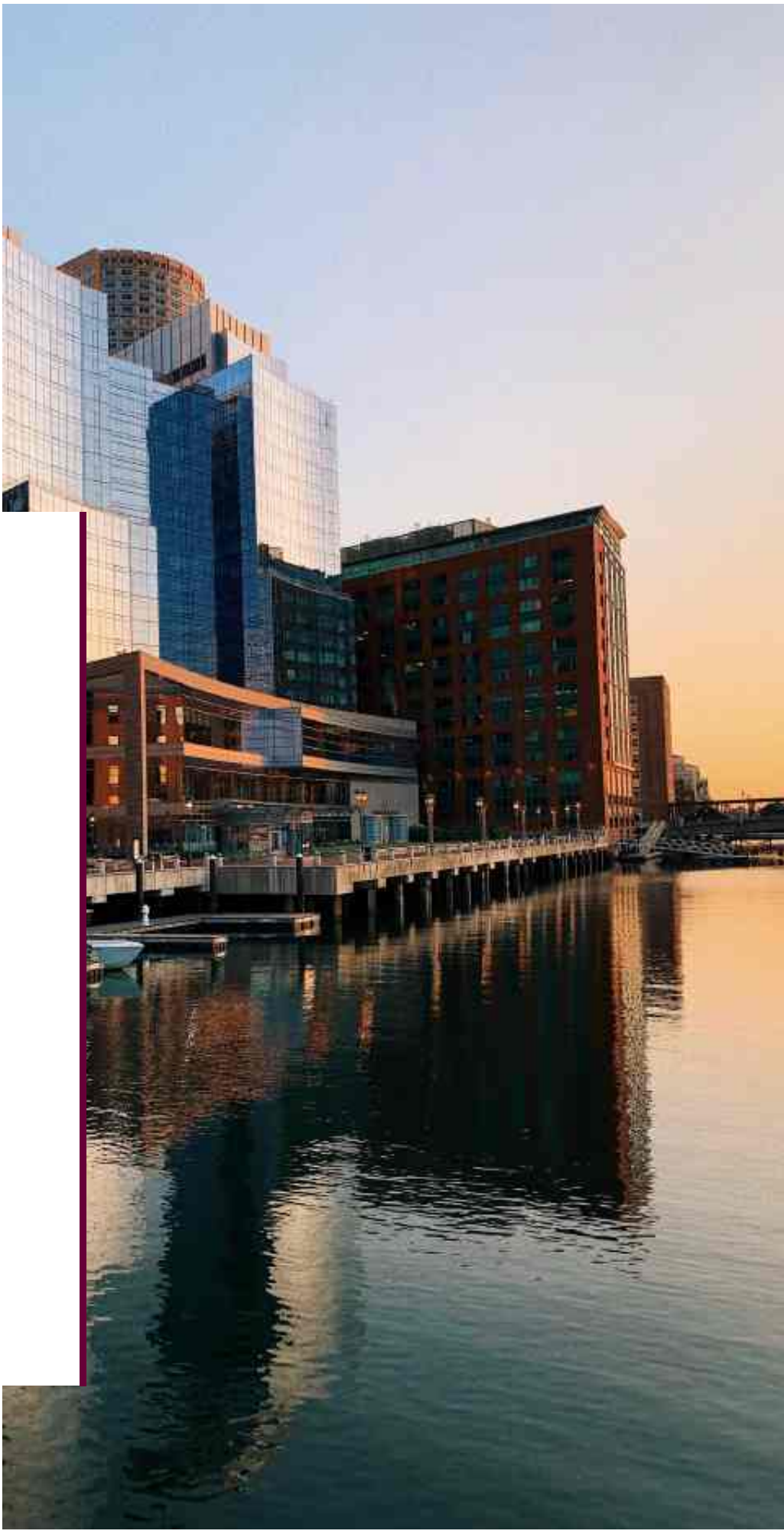
THE WARREN REPORT

CONDO EDITION

The Boston Market Report by Neighborhood

2026 | Q3

BERKSHIRE HATHAWAY HOMESERVICES | WARREN RESIDENTIAL



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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.

BERKSHIRE HATHAWAY HOMESERVICES | WARREN RESIDENTIAL

BOSTON SNAPSHOT

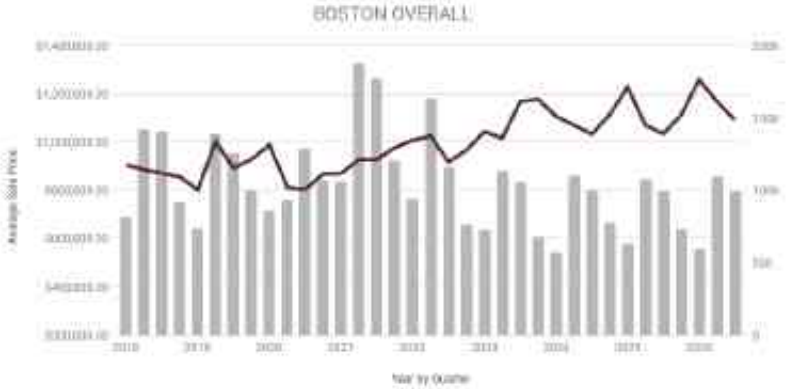


BOSTON MARKET DATA

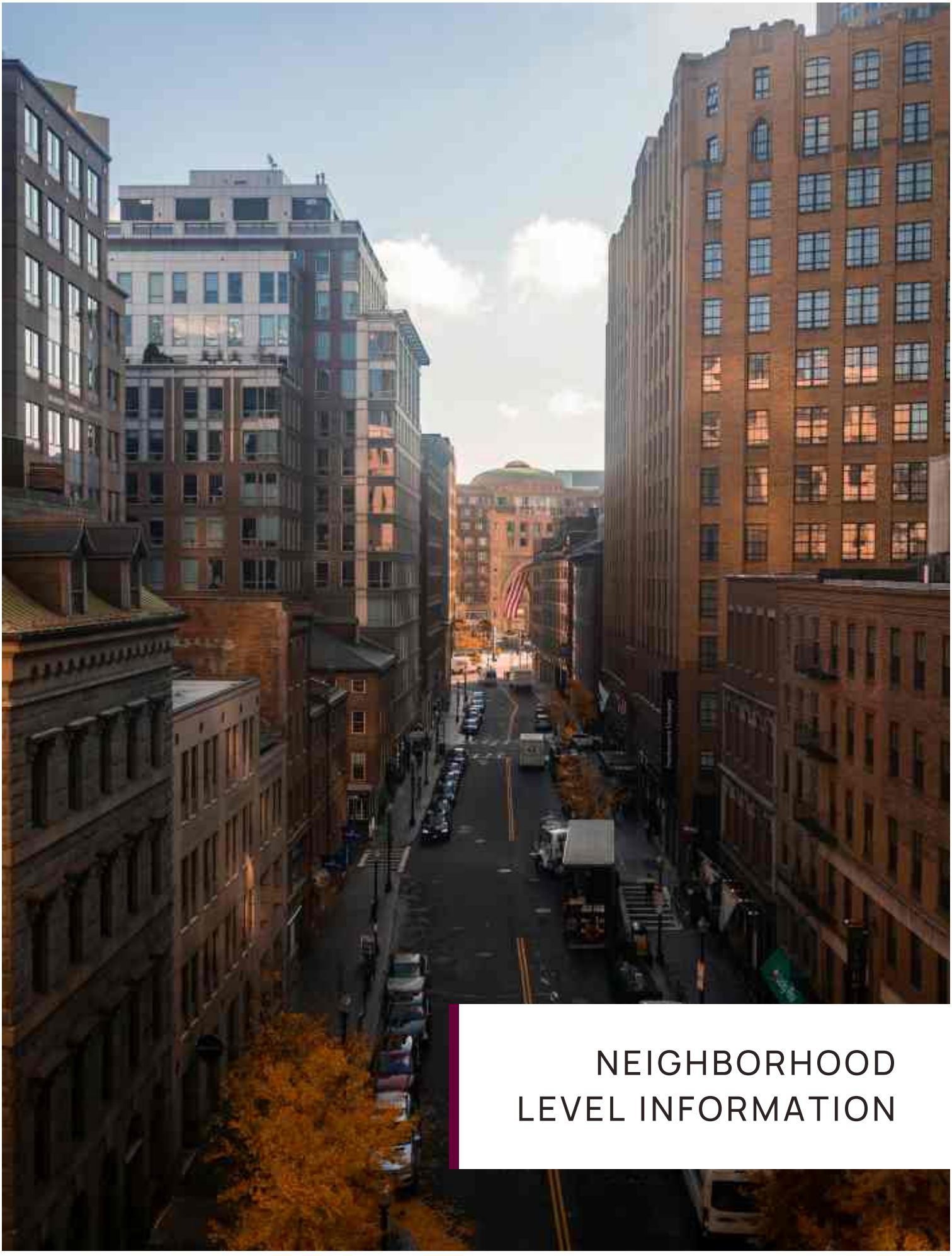
BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$830	$938	$887	$871	vs.	$906	+ 4%
AVERAGE SALES PRICE	$917,773	$1,168,494	$1,033,449	$1,034,476	vs.	$1,092,422	+ 5.6%
AVERAGE SALES PRICE VS. LIST PRICE	98.94%	98.83%	98.5%	97.55%	vs.	97.77%	+ .2%
AVERAGE DOM (DAYS ON MARKET)	37	42	44	48	vs.	53	+ 10.4%
TOTAL TRANSACTIONS	1,163	1,059	1,005	994	vs.	995	+ .1%
TOTAL DOLLAR VOLUME SOLD	$1,067,370,720	$1,237,435,771	$1,038,616,456	$1,028,269,383	vs.	$1,086,960,318	+ 5.7%
AVERAGE ABSORPTION RATE	39.78%	32.56%	24.44%	22.00%	vs.	18.36%	- 16.5%
AVERAGE MONTHS INVENTORY SUPPLY	2.51	3.07	4.09	4.55	vs.	5.45	+ 19.8%
TOTAL # OF UNITS LISTED	1,588	1,403	1,484	1,611	vs.	1,754	+ 8.8%

SMART MATTERS.



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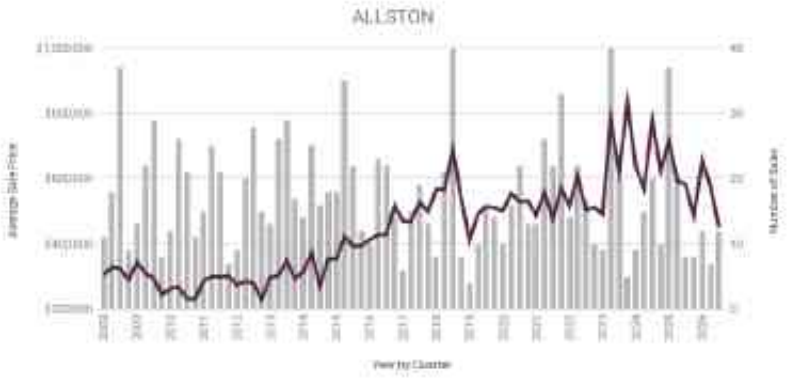
NEIGHBORHOOD LEVEL INFORMATION

ALLSTON MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$585	$754	$709	$736	vs.	$672	- 8.8%
AVERAGE SALES PRICE	$504,318	$622,616	$776,735	$582,112	vs.	$449,916	- 22.7%
AVERAGE SALES PRICE VS. LIST PRICE	99.16%	99.97%	99.79%	97.71%	vs.	97.42%	- .3%
AVERAGE DOM (DAYS ON MARKET)	28	46	30	71	vs.	81	+ 14%
TOTAL TRANSACTIONS	17	20	20	8	vs.	12	+ 50%
TOTAL DOLLAR VOLUME SOLD	$8,573,422	$12,452,321	$15,534,700	$4,656,900	vs.	$5,399,000	+ 15.9%
AVERAGE ABSORPTION RATE	32.61%	66.67%	21.49%	19.05%	vs.	9.56%	- 49.8%
AVERAGE MONTHS INVENTORY SUPPLY	3.07	1.5	4.65	5.25	vs.	10.46	+ 99.2%
TOTAL # OF UNITS LISTED	32	17	25	21	vs.	28	+ 33.3%

SMART MATTERS.



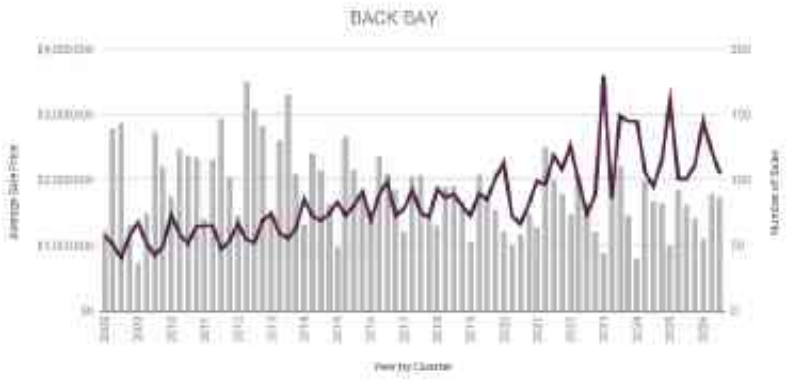
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BACK BAY MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$1,247	$1,788	$1,462	$1,457	vs.	$1,475	+1.2%
AVERAGE SALES PRICE	$1,479,293	$2,977,100	$1,903,528	$2,015,771	vs.	$2,095,241	+3.9%
AVERAGE SALES PRICE VS. LIST PRICE	96.66%	97.8%	96.3%	94.20%	vs.	96.69%	+2.6%
AVERAGE DOM (DAYS ON MARKET)	62	59	63	57	vs.	57	N/C
TOTAL TRANSACTIONS	82	111	84	81	vs.	87	+7.4%
TOTAL DOLLAR VOLUME SOLD	$121,302,090	$330,458,197	$159,896,399	$163,277,499	vs.	$182,286,000	+11.6%
AVERAGE ABSORPTION RATE	27.91%	22.43%	16.5%	16.67%	vs.	15.64%	-6.2%
AVERAGE MONTHS INVENTORY SUPPLY	3.58	4.46	6.06	6.00	vs.	6.39	+6.5%
TOTAL # OF UNITS LISTED	118	134	137	133	vs.	143	+7.5%

SMART MATTERS.



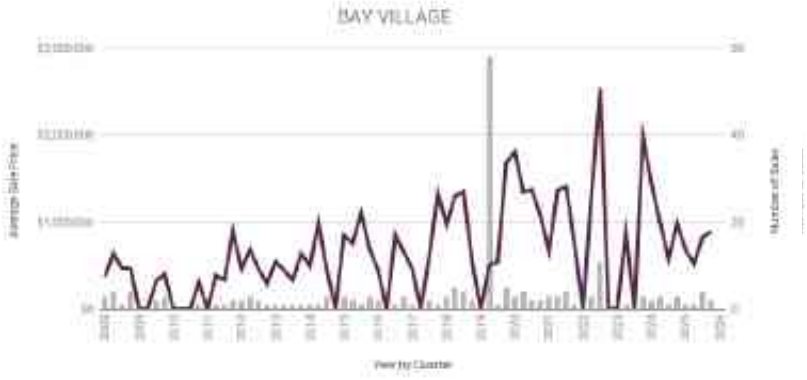
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BAY VILLAGE MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$1,185	-	$1,397	$1,107	vs.	$1,377	+ 24.3%
AVERAGE SALES PRICE	$2,539,409	-	$580,000	$829,875	vs.	$1,099,666	+32.5%
AVERAGE SALES PRICE VS. LIST PRICE	100.2%	-	95.08%	101.11%	vs.	97.15%	- 3.9%
AVERAGE DOM (DAYS ON MARKET)	25	-	13	22	vs.	58	+ 163.6%
TOTAL TRANSACTIONS	11	0	1	4	vs.	3	- 25%
TOTAL DOLLAR VOLUME SOLD	$27,933,500	$0	$580,000	$3,319,500	vs.	$3,299,000	- .6%
AVERAGE ABSORPTION RATE	62.5%	2.08%	37.5%	75.00%	vs.	66.67%	- 11.1%
AVERAGE MONTHS INVENTORY SUPPLY	1.6	48	2.67	1.33	vs.	1.5	+ 12.8%
TOTAL # OF UNITS LISTED	2	6	4	3	vs.	2	- 33.3%

SMART MATTERS.



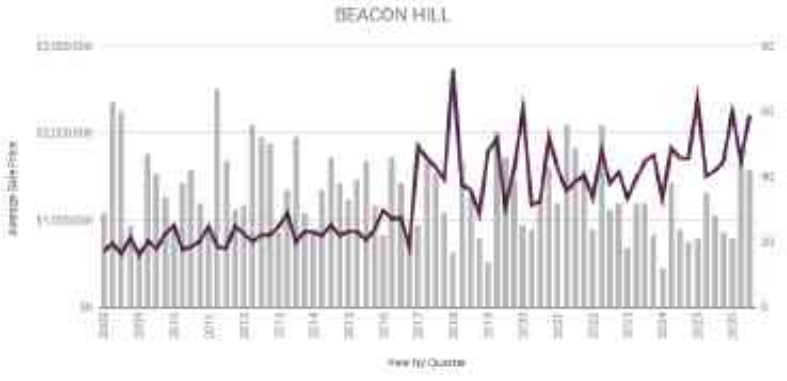
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BEACON HILL MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$1,194	$1,265	$1,293	$1,289	vs.	$1,431	+ 11%
AVERAGE SALES PRICE	$1,423,453	$1,672,334	$1,708,554	$1,565,535	vs.	$2,208,547	+ 41%
AVERAGE SALES PRICE VS. LIST PRICE	93.87%	98.24%	97.77%	97.3%	vs.	94.46%	- 2.9%
AVERAGE DOM (DAYS ON MARKET)	46	61	64	37	vs.	59	+ 59.4%
TOTAL TRANSACTIONS	30	32	24	28	vs.	42	+ 50%
TOTAL DOLLAR VOLUME SOLD	$42,703,600	$53,514,703	$41,005,300	$43,835,000	vs.	$92,758,999	+ 111.6%
AVERAGE ABSORPTION RATE	25.49%	37.65%	14.37%	19.63%	vs.	19.79%	+ .8%
AVERAGE MONTHS INVENTORY SUPPLY	3.92	2.66	6.96	5.09	vs.	5.05	- .8%
TOTAL # OF UNITS LISTED	53	38	59	42	vs.	52	+ 23.8%

SMART MATTERS.



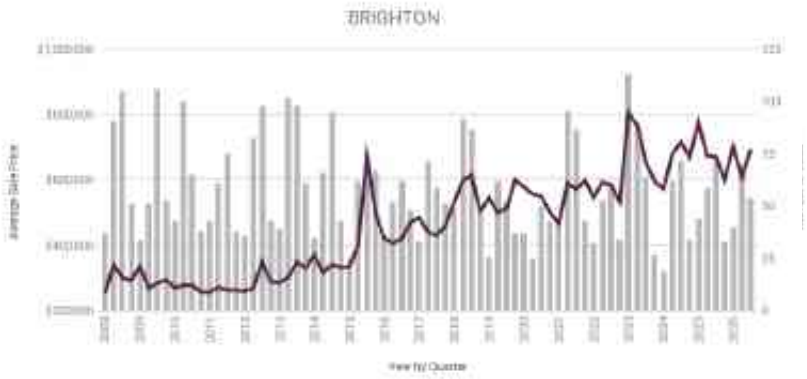
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BRIGHTON MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$731	$750	$801	$691	vs.	$713	+ 3.1%
AVERAGE SALES PRICE	$584,288	$652,769	$715,987	$670,185	vs.	$693,666	+ 3.5%
AVERAGE SALES PRICE VS. LIST PRICE	99.44%	100.36%	99.34%	98.38%	vs.	98.54%	+ .2%
AVERAGE DOM (DAYS ON MARKET)	35	26	40	41	vs.	59	+ 43.9%
TOTAL TRANSACTIONS	61	64	72	71	vs.	54	- 23.9%
TOTAL DOLLAR VOLUME SOLD	$35,641,600	$41,777,227	$51,551,133	$47,583,138	vs.	$37,458,000	- 21.2%
AVERAGE ABSORPTION RATE	35.46%	67.79%	29.4%	25.56%	vs.	14.84%	- 41.9%
AVERAGE MONTHS INVENTORY SUPPLY	2.82	1.48	3.4	3.91	vs.	6.74	+ 72.4%
TOTAL # OF UNITS LISTED	92	80	71	101	vs.	111	+ 9.9%

SMART MATTERS.



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CHARLESTOWN MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$830	$858	$880	$864	vs.	$908	+ 5%
AVERAGE SALES PRICE	$913,759	$908,965	$1,098,310	$1,014,990	vs.	$1,038,257	+ 2.2%
AVERAGE SALES PRICE VS. LIST PRICE	101.04%	100.4%	100.3%	100.79%	vs.	99.56%	- 1.2%
AVERAGE DOM (DAYS ON MARKET)	23	21	30	40	vs.	32	- 20%
TOTAL TRANSACTIONS	52	29	48	54	vs.	56	+ 3.7%
TOTAL DOLLAR VOLUME SOLD	$47,515,500	$26,360,000	$52,718,908	$54,809,500	vs.	$58,142,400	+ 6%
AVERAGE ABSORPTION RATE	53.92%	53.26%	61.67%	53.06%	vs.	32.43%	- 38.9%
AVERAGE MONTHS INVENTORY SUPPLY	1.85	1.88	1.62	1.88	vs.	3.08	+ 63.8%
TOTAL # OF UNITS LISTED	63	42	49	53	vs.	64	+ 20.7%

SMART MATTERS.



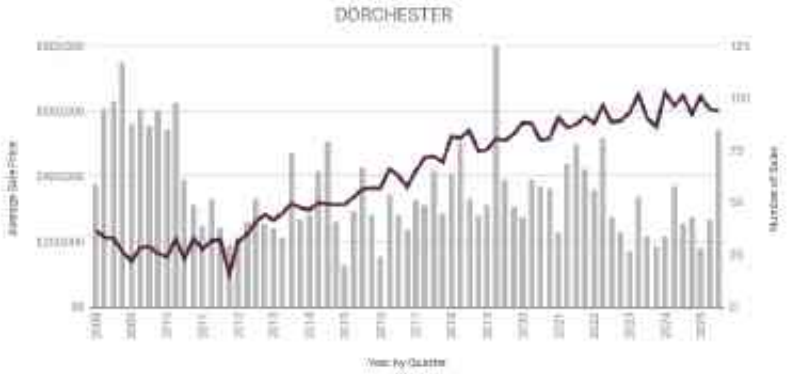
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DORCHESTER MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$478	$526	$537	$506	vs.	$533	+ 5.3%
AVERAGE SALES PRICE	$566,843	$579,052	$648,096	$600,613	vs.	$662,799	+ 10.3%
AVERAGE SALES PRICE VS. LIST PRICE	99.97%	100.5%	98.84%	98.98%	vs.	99.6%	+ .6%
AVERAGE DOM (DAYS ON MARKET)	28	31	35	46	vs.	45	- 2.1%
TOTAL TRANSACTIONS	43	34	40	85	vs.	76	- 10.5%
TOTAL DOLLAR VOLUME SOLD	$24,374,254	$19,687,799	$25,923,865	$51,052,150	vs.	$50,372,738	- 1.3%
AVERAGE ABSORPTION RATE	54.17%	34.68%	38.1%	23.02%	vs.	23.1%	+ .3%
AVERAGE MONTHS INVENTORY SUPPLY	1.85	2.88	2.63	4.34	vs.	4.33	- .2%
TOTAL # OF UNITS LISTED	56	71	60	149	vs.	126	- 15.4%

SMART MATTERS.



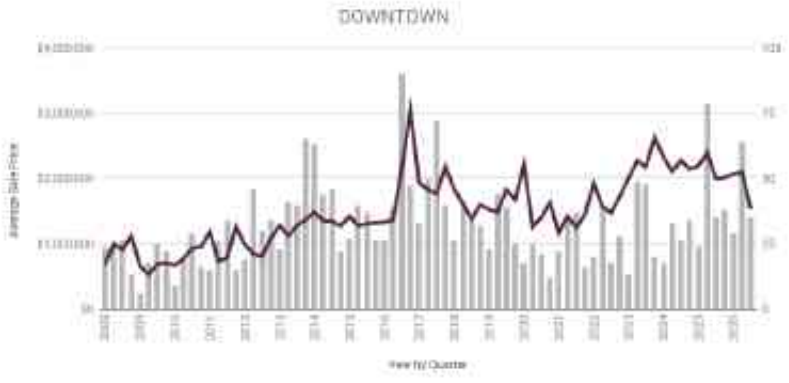
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DOWNTOWN MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$1,061	$1,408	$1,422	$1,316	vs.	$1,208	- 8.1%
AVERAGE SALES PRICE	$1,475,416	$2,176,346	$2,281,838	$2,000,129	vs.	$1,530,228	- 23.4%
AVERAGE SALES PRICE VS. LIST PRICE	96.95%	98.62%	97.59%	96.8%	vs.	95.29%	- 1.6%
AVERAGE DOM (DAYS ON MARKET)	117	56	86	77	vs.	98	+ 27.2%
TOTAL TRANSACTIONS	18	48	26	35	vs.	35	N/C
TOTAL DOLLAR VOLUME SOLD	$26,557,500	$104,464,650	$59,327,800	$70,004,515	vs.	$53,558,000	- 23.4%
AVERAGE ABSORPTION RATE	10.23%	15.06%	9.48%	11.23%	vs.	11.93%	+ 6.2%
AVERAGE MONTHS INVENTORY SUPPLY	9.77	6.64	10.55	8.91	vs.	8.38	- 5.9%
TOTAL # OF UNITS LISTED	73	78	66	64	vs.	80	+ 25%

SMART MATTERS.



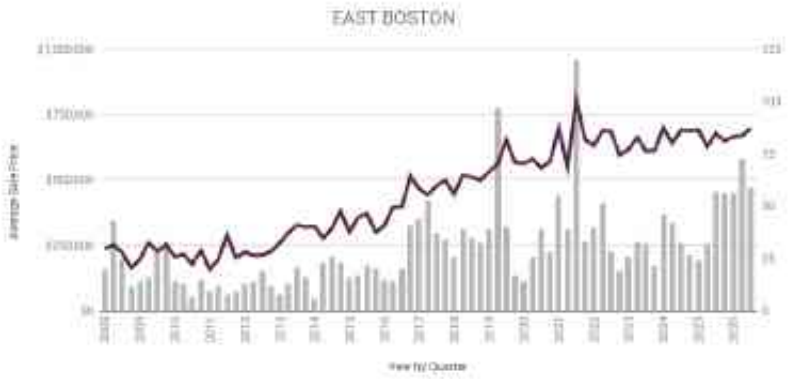
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EAST BOSTON MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$690	$611	$684	$679	vs.	$661	- 2.6%
AVERAGE SALES PRICE	$685,375	$610,006	$691,853	$677,984	vs.	$697,889	+ 2.9%
AVERAGE SALES PRICE VS. LIST PRICE	99.26%	100.17%	99.37%	98.43%	vs.	98.50%	- .1%
AVERAGE DOM (DAYS ON MARKET)	37	38	41	51	vs.	51	N/C
TOTAL TRANSACTIONS	28	32	32	57	vs.	59	+ 3.5%
TOTAL DOLLAR VOLUME SOLD	$19,190,510	$19,520,197	$22,139,310	$38,645,125	vs.	$41,175,500	+ 6.5%
AVERAGE ABSORPTION RATE	37.38%	31.94%	24%	20.17%	vs.	18.45%	- 8.5%
AVERAGE MONTHS INVENTORY SUPPLY	2.68	3.13	4.17	4.96	vs.	5.42	+ 9.3%
TOTAL # OF UNITS LISTED	57	45	66	122	vs.	160	+ 31.1%

SMART MATTERS.



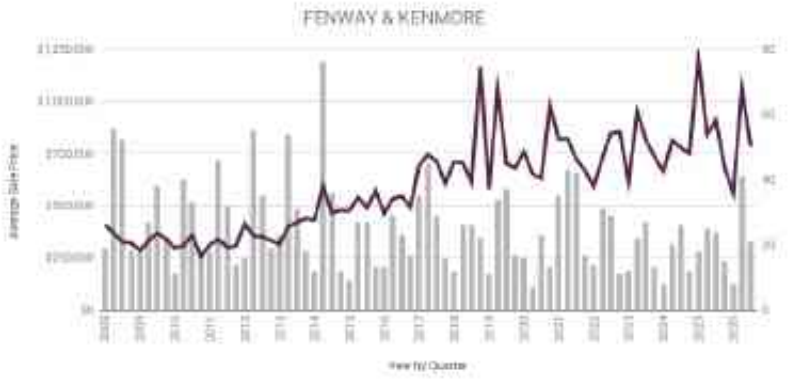
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FENWAY / KENMORE MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$1,044	$1,035	$1,110	$1,003	vs.	$1,065	+ 6.19%
AVERAGE SALES PRICE	$846,616	$813,073	$776,935	$909,258	vs.	$782,761	- 13.9%
AVERAGE SALES PRICE VS. LIST PRICE	99.58%	99.7%	98.64%	97.9%	vs.	97.05%	- .9%
AVERAGE DOM (DAYS ON MARKET)	42	31	40	53	vs.	49	- 7.5%
TOTAL TRANSACTIONS	29	27	26	24	vs.	21	- 12.5%
TOTAL DOLLAR VOLUME SOLD	$24,551,888	$21,952,988	$20,200,333	$21,822,200	vs.	$16,438,000	- 24.6%
AVERAGE ABSORPTION RATE	59.62%	37.5%	22.12%	28.62%	vs.	14.68%	- 48.7%
AVERAGE MONTHS INVENTORY SUPPLY	1.68	2.67	4.52	3.49	vs.	6.81	+ 95.1%
TOTAL # OF UNITS LISTED	22	30	24	34	vs.	37	+ 8.8%

SMART MATTERS.



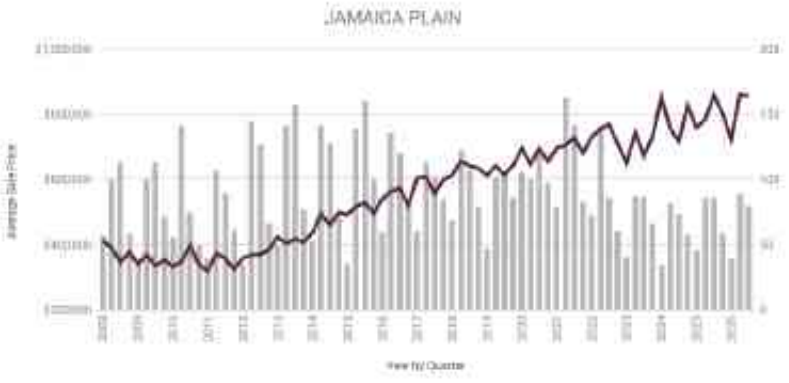
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JAMAICA PLAIN MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$614	$610	$645	$640	vs.	$642	+ .3%
AVERAGE SALES PRICE	$768,989	$672,410	$716,712	$858,450	vs.	$857,165	- .1%
AVERAGE SALES PRICE VS. LIST PRICE	103.2%	101.36%	101.6%	99.32%	vs.	100.89%	+ 1.6%
AVERAGE DOM (DAYS ON MARKET)	21	41	30	41	vs.	45	+ 9.7%
TOTAL TRANSACTIONS	86	87	74	86	vs.	80	- 6.9%
TOTAL DOLLAR VOLUME SOLD	$66,133,112	$58,499,749	$53,036,693	$73,826,750	vs.	$68,573,213	- 7.1%
AVERAGE ABSORPTION RATE	66.3%	48.96%	43.17%	36.20%	vs.	30%	- 17.1%
AVERAGE MONTHS INVENTORY SUPPLY	1.51	2.04	2.32	2.76	vs.	3.33	+ 20.7%
TOTAL # OF UNITS LISTED	108	91	77	106	vs.	117	+ 10.3%

SMART MATTERS.



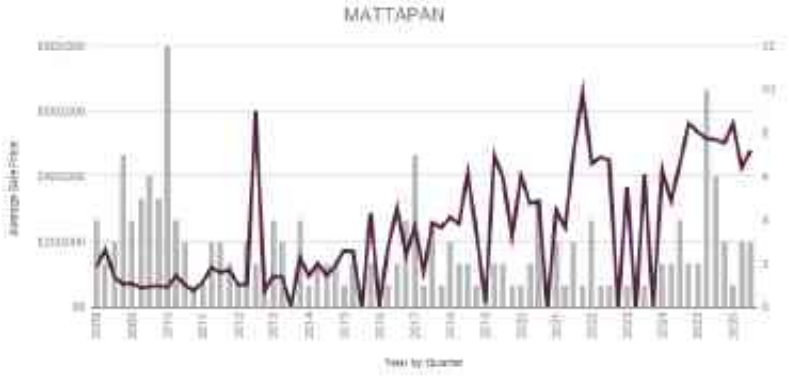
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MATTAPAN MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$359	$384	$343	$475	vs.	$373	- 21.4%
AVERAGE SALES PRICE	$450,000	$405,000	$441,375	$513,416	vs.	$479,666	- 6.5%
AVERAGE SALES PRICE VS. LIST PRICE	104.9%	96.43%	99.8%	99.78%	vs.	99.32%	- .3%
AVERAGE DOM (DAYS ON MARKET)	7	53	29	58	vs.	40	- 31%
TOTAL TRANSACTIONS	1	1	4	6	vs.	3	- 50%
TOTAL DOLLAR VOLUME SOLD	$450,000	$405,000	$1,765,500	$3,080,500	vs.	$1,439,000	- 53.2%
AVERAGE ABSORPTION RATE	0%	8.33%	22.22%	30.56%	vs.	27.78%	- 9.1%
AVERAGE MONTHS INVENTORY SUPPLY	0	12	4.5	3.27	vs.	3.6	+ 10%
TOTAL # OF UNITS LISTED	0	2	8	2	vs.	5	+ 150%

SMART MATTERS.



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MISSION HILL MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$805	$565	$648	-	vs.	$436	-
AVERAGE SALES PRICE	$843,899	$711,250	$945,000	-	vs.	$610,000	-
AVERAGE SALES PRICE VS. LIST PRICE	99.04%	97.3%	108.63%	-	vs.	95.32%	-
AVERAGE DOM (DAYS ON MARKET)	45	19	14	-	vs.	40	-
TOTAL TRANSACTIONS	10	4	1	0	vs.	3	-
TOTAL DOLLAR VOLUME SOLD	$8,438,999	$2,845,000	$945,000	$0	vs.	$1,830,000	-
AVERAGE ABSORPTION RATE	29.17%	25%	25%	41.67%	vs.	16.67%	- 60.0%
AVERAGE MONTHS INVENTORY SUPPLY	3.43	4	4	2.4	vs.	6	+ 150%
TOTAL # OF UNITS LISTED	9	2	3	1	vs.	3	+ 200%

SMART MATTERS.



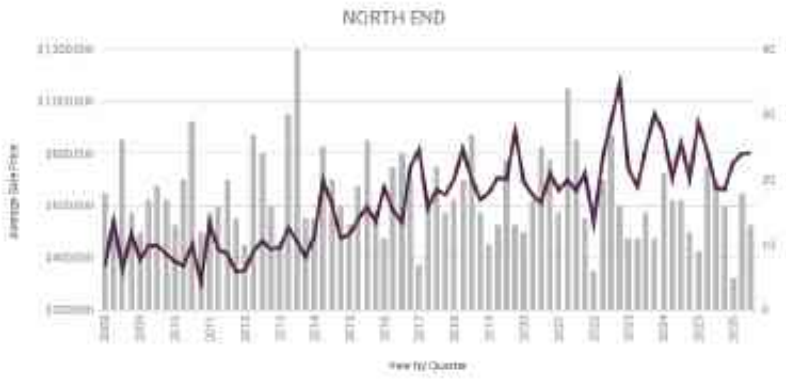
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NORTH END MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$1,026	$1,051	$1,113	$1,032	vs.	$1,029	- .2%
AVERAGE SALES PRICE	$923,848	$822,433	$843,458	$666,400	vs.	$801,500	+ 20.3%
AVERAGE SALES PRICE VS. LIST PRICE	97.57%	96.99%	98.05%	97.01%	vs.	98.21%	+ 1.2%
AVERAGE DOM (DAYS ON MARKET)	44	64	37	51	vs.	75	+ 47%
TOTAL TRANSACTIONS	27	15	17	20	vs.	13	- 35%
TOTAL DOLLAR VOLUME SOLD	$24,943,900	$12,336,500	$14,338,799	$13,328,000	vs.	$10,419,500	- 21.8%
AVERAGE ABSORPTION RATE	63.89%	29.17%	43.59%	22.92%	vs.	16.99%	- 25.9%
AVERAGE MONTHS INVENTORY SUPPLY	1.57	3.43	2.29	4.36	vs.	5.89	+ 35.1%
TOTAL # OF UNITS LISTED	23	26	22	36	vs.	25	- 30.5%

SMART MATTERS.



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ROSLINDALE MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$476	$508	$504	$556	vs.	$516	- 7.2%
AVERAGE SALES PRICE	$632,212	$552,961	$670,955	$689,235	vs.	$660,266	- 4.2%
AVERAGE SALES PRICE VS. LIST PRICE	103.4%	102.35%	101.69%	99.50%	vs.	101.34%	+ 1.8%
AVERAGE DOM (DAYS ON MARKET)	26	23	27	37	vs.	31	- 16.2%
TOTAL TRANSACTIONS	40	34	18	24	vs.	36	+ 50%
TOTAL DOLLAR VOLUME SOLD	$25,288,500	$18,800,700	$12,077,200	$16,541,650	vs.	$23,769,585	+ 43.7%
AVERAGE ABSORPTION RATE	87.2%	123.15%	43.63%	26.04%	vs.	26.75%	+ 2.7%
AVERAGE MONTHS INVENTORY SUPPLY	1.15	.81	2.29	3.84	vs.	3.74	- 2.6%
TOTAL # OF UNITS LISTED	49	34	30	58	vs.	52	- 10.3%

SMART MATTERS.



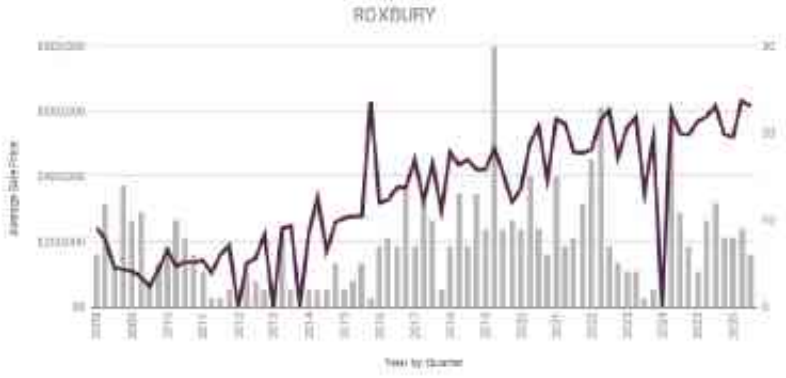
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ROXBURY MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$495	$320	$728	$479	vs.	$419	- 12.3%
AVERAGE SALES PRICE	$603,994	$350,000	$531,668	$616,999	vs.	$615,867	- .1%
AVERAGE SALES PRICE VS. LIST PRICE	99.02%	94.62%	98.84%	98.57%	vs.	99.07%	+ .5%
AVERAGE DOM (DAYS ON MARKET)	81	70	71	106	vs.	34	- 67.9%
TOTAL TRANSACTIONS	7	1	11	12	vs.	6	- 50%
TOTAL DOLLAR VOLUME SOLD	$4,227,960	$350,000	$5,848,350	$7,403,999	vs.	$3,695,202	- 50%
AVERAGE ABSORPTION RATE	83.3%	12.12%	20.83%	15.22%	vs.	13.1%	- 13.9%
AVERAGE MONTHS INVENTORY SUPPLY	1.2	8.25	4.8	6.57	vs.	7.64	+ 16.3%
TOTAL # OF UNITS LISTED	16	13	23	22	vs.	37	+ 68.1%

SMART MATTERS.



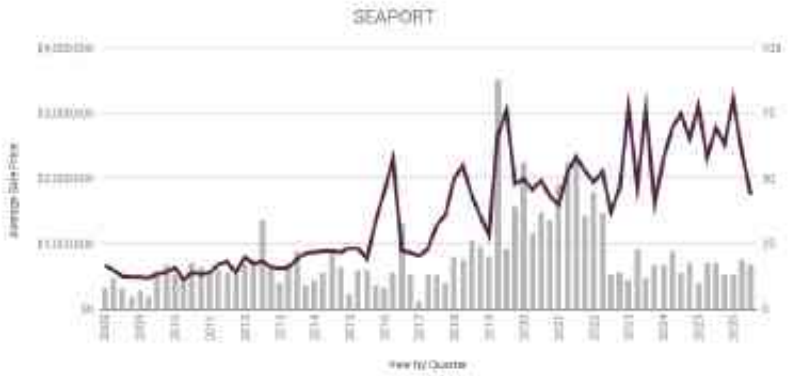
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SEAPORT MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

	Year-Over-Year						
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$1,380	$1,998	$1,744	$1,764	vs.	$1,463	- 17%
AVERAGE SALES PRICE	$1,487,868	$3,073,500	$2,997,285	$2,778,597	vs.	$1,750,458	- 37%
AVERAGE SALES PRICE VS. LIST PRICE	98.93%	96.85%	98.97%	97.03%	vs.	95.88%	- 1.2%
AVERAGE DOM (DAYS ON MARKET)	69	128	63	78	vs.	57	- 26.9%
TOTAL TRANSACTIONS	13	12	14	18	vs.	17	- 5.5%
TOTAL DOLLAR VOLUME SOLD	$19,342,290	$36,882,000	$41,962,000	$50,014,750	vs.	$29,757,800	- 40.5%
AVERAGE ABSORPTION RATE	27.18%	10.06%	11.44%	11.35%	vs.	9.91%	- 12.6%
AVERAGE MONTHS INVENTORY SUPPLY	3.68	9.94	8.74	8.81	vs.	10.10	+ 14.6%
TOTAL # OF UNITS LISTED	50	43	39	42	vs.	48	+ 14.2%

SMART MATTERS.



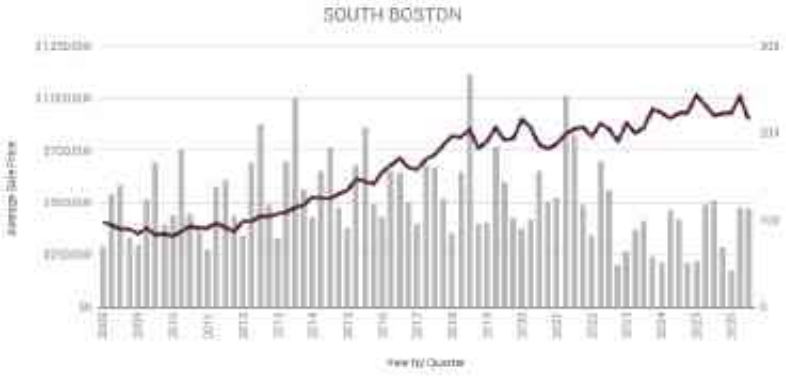
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SOUTH BOSTON MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$795	$811	$799	$844	vs.	$846	+ .2%
AVERAGE SALES PRICE	$853,731	$860,154	$929,212	$917,079	vs.	$897,322	- 2.1%
AVERAGE SALES PRICE VS. LIST PRICE	99.02%	98.27%	98.29%	98.18%	vs.	98.61%	+ .5%
AVERAGE DOM (DAYS ON MARKET)	32	40	44	45	vs.	51	+ 13.3%
TOTAL TRANSACTIONS	134	100	101	123	vs.	113	- 8.1%
TOTAL DOLLAR VOLUME SOLD	$114,400,020	$86,015,489	$93,850,500	$112,800,775	vs.	$101,397,450	- 10.1%
AVERAGE ABSORPTION RATE	51.51%	28.26%	34.7%	31.03%	vs.	22.22%	- 28.4%
AVERAGE MONTHS INVENTORY SUPPLY	1.94	3.54	2.88	3.22	vs.	4.5	+ 39.8%
TOTAL # OF UNITS LISTED	127	131	122	131	vs.	155	+ 18.3%

SMART MATTERS.



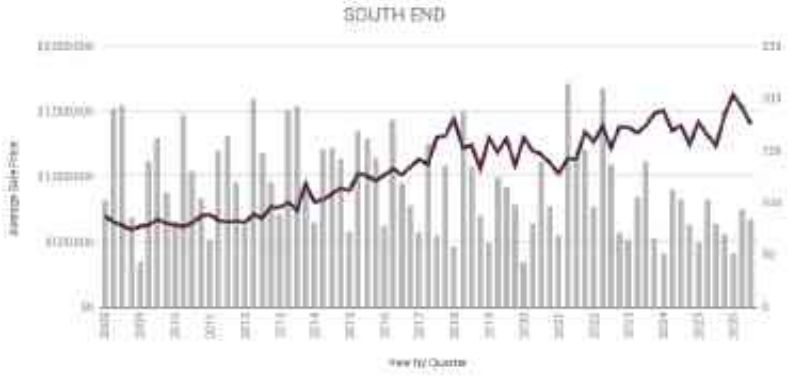
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SOUTH END MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

	Year-Over-Year						
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$1,122	$1,139	$1,144	$1,146	vs.	$1,136	- .9%
AVERAGE SALES PRICE	$1,221,973	$1,392,239	$1,392,151	$1,237,026	vs.	$1,403,197	+ 13.4%
AVERAGE SALES PRICE VS. LIST PRICE	99.67%	99.2%	99.12%	98.57%	vs.	98.07%	- .4%
AVERAGE DOM (DAYS ON MARKET)	36	36	42	37	vs.	55	+ 48.6%
TOTAL TRANSACTIONS	137	139	103	80	vs.	84	+ 5%
TOTAL DOLLAR VOLUME SOLD	$167,410,397	$193,521,254	$143,391,553	$98,962,082	vs.	$117,868,608	+ 19.1%
AVERAGE ABSORPTION RATE	43.48%	34.04%	25.38%	22%	vs.	16.56%	- 24.7%
AVERAGE MONTHS INVENTORY SUPPLY	2.3	2.94	3.94	4.55	vs.	6.04	+ 32.7%
TOTAL # OF UNITS LISTED	149	125	136	159	vs.	164	+ 3.1%

SMART MATTERS.



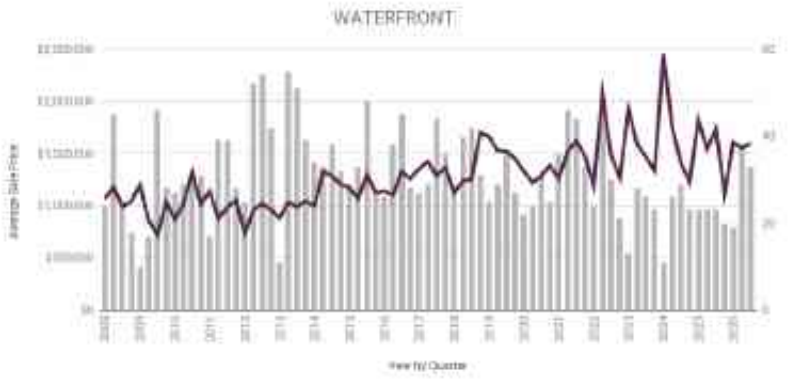
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WATERFRONT MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

	Q3:22	Q3:23	Q3:24	Year-Over-Year Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$1,070	$1,104	$1,049	$1,132	vs.	$1,126	- .5%
AVERAGE SALES PRICE	$1,482,033	$1,467,519	$1,405,672	$1,734,065	vs.	$1,595,398	- 8%
AVERAGE SALES PRICE VS. LIST PRICE	96.37%	95.49%	96.25%	94.84%	vs.	96.50%	+ 1.8%
AVERAGE DOM (DAYS ON MARKET)	56	97	66	82	vs.	60	- 26.8%
TOTAL TRANSACTIONS	30	26	29	23	vs.	33	+ 43.3%
TOTAL DOLLAR VOLUME SOLD	$44,461,000	$38,155,500	$40,764,500	$39,883,500	vs.	$52,648,163	+ 32%
AVERAGE ABSORPTION RATE	27.13%	15.8%	13.73%	15.28%	vs.	19.1%	+ 25%
AVERAGE MONTHS INVENTORY SUPPLY	3.69	6.33	7.28	6.55	vs.	5.24	- 20%
TOTAL # OF UNITS LISTED	42	39	56	45	vs.	46	+ 2.2%

SMART MATTERS.



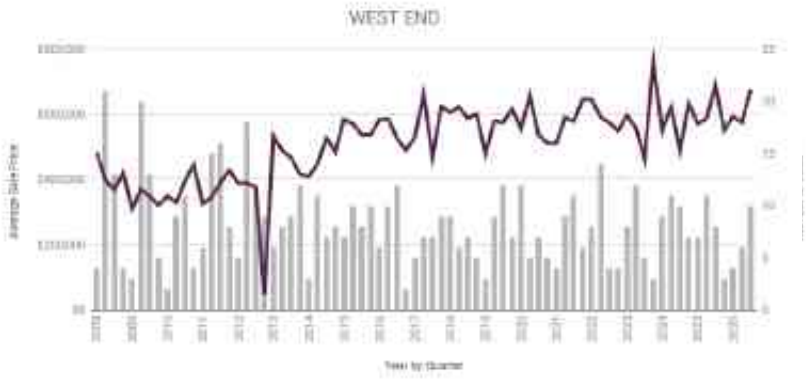
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WEST END MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$673	$660	$631	$675	vs.	$636	- 5.7%
AVERAGE SALES PRICE	$574,687	$463,960	$488,440	$688,500	vs.	$675,350	- 1.9%
AVERAGE SALES PRICE VS. LIST PRICE	96.71%	98.22%	98.56%	98.11%	vs.	96.48%	- 1.5%
AVERAGE DOM (DAYS ON MARKET)	44	165	105	62	vs.	76	+ 22.5%
TOTAL TRANSACTIONS	4	5	10	8	vs.	10	+ 25%
TOTAL DOLLAR VOLUME SOLD	$2,298,750	$2,319,800	$4,884,400	$5,508,000	vs.	$6,753,500	+ 22.6%
AVERAGE ABSORPTION RATE	14.81%	25%	22.92%	26.52%	vs.	14.74%	- 44.4%
AVERAGE MONTHS INVENTORY SUPPLY	6.75	4	4.36	3.77	vs.	6.78	+ 79.8%
TOTAL # OF UNITS LISTED	9	13	12	8	vs.	12	+ 50%

SMART MATTERS.



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WEST ROXBURY MARKET DATA

BERKSHIRE HATHAWAY HOMESERVICES
WARREN RESIDENTIAL

				Year-Over-Year			
	Q3:22	Q3:23	Q3:24	Q3:25	vs.	Q3:26	Change
AVERAGE PRICE PER FOOT	$451	$563	$594	$479	vs.	$528	+ 10.2%
AVERAGE SALES PRICE	$518,611	$621,086	$602,916	$616,999	vs.	$552,494	- 10.4%
AVERAGE SALES PRICE VS. LIST PRICE	99.97%	99.02%	99.97%	98.56%	vs.	100.18%	+ 1.5%
AVERAGE DOM (DAYS ON MARKET)	24	42	43	106	vs.	67	- 36.7%
TOTAL TRANSACTIONS	18	23	12	12	vs.	19	+ 58.3%
TOTAL DOLLAR VOLUME SOLD	$9,335,000	$14,285,000	$7,235,000	$7,403,999	vs.	$10,497,400	+ 41.7%
AVERAGE ABSORPTION RATE	57.05%	58.97%	27.94%	34.8%	vs.	27.92%	- 19.8%
AVERAGE MONTHS INVENTORY SUPPLY	1.75	1.7	3.58	2.87	vs.	3.58	+ 24.7%
TOTAL # OF UNITS LISTED	23	32	27	22	vs.	27	+ 22.7%

SMART MATTERS.



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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 Q2 and Q3 vs. Q1 and Q4.

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 MLS PIN, we've combined six areas into one neighborhood called Downtown. These areas include any properties listed in Chinatown, Faneuil, Financial District, Leather District, Midtown, and the Theatre District.

WHAT DOES A DASH MEAN?

A dash (-) indicates there were no sales in that quarter.




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