

BOSTON MARKET DATA
BY NEIGHBORHOOD

2022
Q3



THE **WARREN REPORT**

CONDO EDITION

warrenre.com

535 Boylston Street
Boston, MA 02116



**BERKSHIRE
HATHAWAY**
Home Services
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.

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YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +5.83%

Average Sale Price

SUPPLY -8.63%

Approx. Months Supply

SALES -22.7%

Closed Sales

ABSORPTION RATE +9.58%

Approximate

MARKET TIME -17 DAYS

Days On Market

NEGOTIABILITY -.38%

Listing Discount

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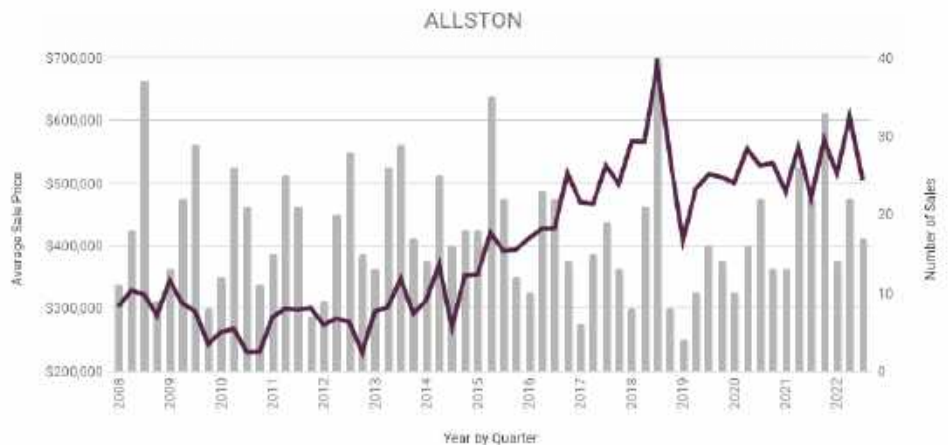


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	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$738	\$603	\$637	\$639	\$585
AVERAGE SALES PRICE	\$689,292	\$514,425	\$528,718	\$476,545	\$504,318
AVERAGE SALES PRICE VS. LIST PRICE	100.66%	101.59%	99.28%	99.74%	99.16
AVERAGE DOM (DAYS ON MARKET)	20	20	28	45	28
TOTAL TRANSACTIONS	40	16	22	22	17
TOTAL DOLLAR VOLUME SOLD	\$27,571,700	\$8,230,800	\$11,631,799	\$10,484,000	\$8,573,422
APPROXIMATE ABSORPTION RATE	136.67%	26.39%	22.83%	29.76%	32.61%
APPROXIMATE MONTHS INVENTORY SUPPLY	.73	3.79	4.38	3.36	3.07
TOTAL NUMBER OF UNITS LISTED	15	19	37	39	32



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YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES

Average Sale Price

-37.5%

SUPPLY

Approx. Months Supply

-11.17%

SALES

Closed Sales

-18%

ABSORPTION RATE

Approximate

+12.5%

MARKET TIME

Days On Market

-11 DAYS

NEGOTIABILITY

Listing Discount

+2.63%

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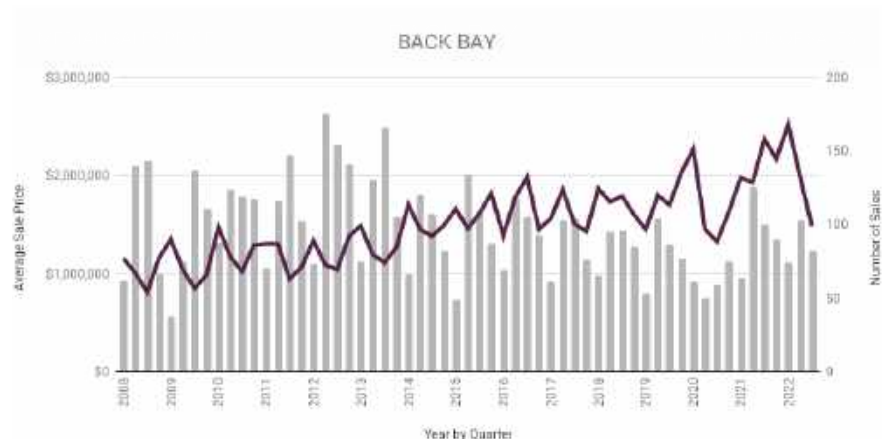


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	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$1,289	\$1,257	\$1,215	\$1,330	\$1,247
AVERAGE SALES PRICE	\$1,786,697	\$1,697,466	\$1,325,309	\$2,368,620	\$1,479,293
AVERAGE SALES PRICE VS. LIST PRICE	97.15%	96.52%	95.79%	94.18%	96.66%
AVERAGE DOM (DAYS ON MARKET)	59	45	60	73	62
TOTAL TRANSACTIONS	96	86	59	100	82
TOTAL DOLLAR VOLUME SOLD	\$171,522,867	\$145,982,111	\$78,193,250	\$238,862,043	\$121,302,090
APPROXIMATE ABSORPTION RATE	27.95%	23.04%	10.75%	24.8%	27.91%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.58	4.34	9.3	4.03	3.58
TOTAL NUMBER OF UNITS LISTED	112	102	202	132	118



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YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES -2.44%

Average Sale Price

SUPPLY -46.6%

Approx. Months Supply

SALES +175%

Closed Sales

ABSORPTION RATE +87.5%

Approximate

MARKET TIME +2 DAYS

Days On Market

NEGOTIABILITY +.54%

Listing Discount

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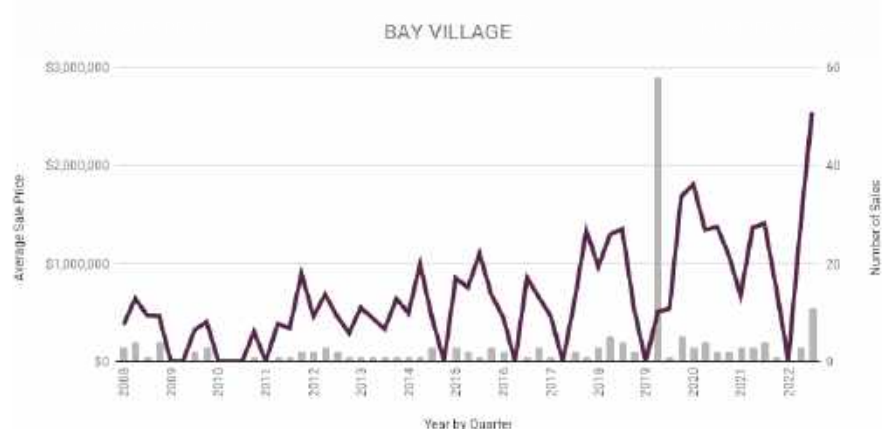


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	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$1,002	\$1,018	\$1,182	\$1,095	\$1,185
AVERAGE SALES PRICE	\$1,351,875	\$540,000	\$1,372,000	\$1,405,750	\$2,539,409
AVERAGE SALES PRICE VS. LIST PRICE	98.62%	100.93%	102.86%	99.66%	100.2%
AVERAGE DOM (DAYS ON MARKET)	55	132	5	23	25
TOTAL TRANSACTIONS	4	1	2	4	11
TOTAL DOLLAR VOLUME SOLD	\$5,407,500	\$540,000	\$2,744,000	\$5,623,000	\$27,933,500
APPROXIMATE ABSORPTION RATE	36.11%	5.21%	29.17%	33.33%	62.5%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.77	19.2	3.43	3	1.6
TOTAL NUMBER OF UNITS LISTED	3	9	7	3	2



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YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES -1.38%

Average Sale Price

SUPPLY +12%

Approx. Months Supply

SALES -38.7%

Closed Sales

ABSORPTION RATE -10.7%

Approximate

MARKET TIME -4 DAYS

Days On Market

NEGOTIABILITY -2.65%

Listing Discount

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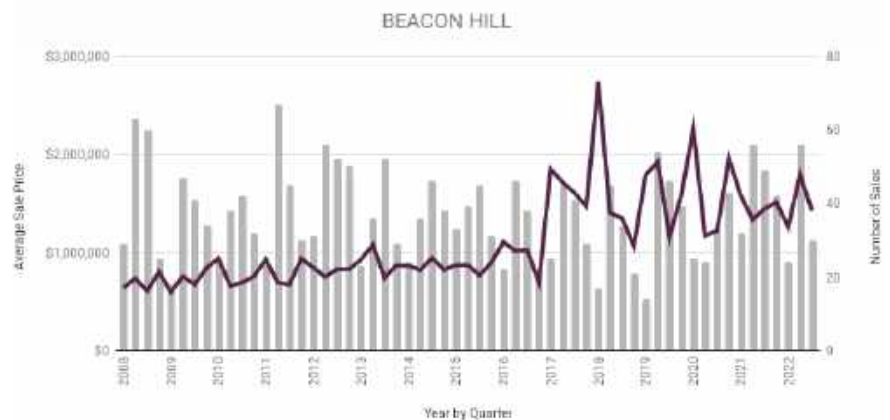


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AVERAGE PRICE PER FOOT	\$1,208	\$1,116	\$1,195	\$1,197	\$1,194
AVERAGE SALES PRICE	\$1,349,938	\$1,155,628	\$1,218,109	\$1,443,304	\$1,423,453
AVERAGE SALES PRICE VS. LIST PRICE	96.43%	96.64%	96.09%	96.42%	93.87%
AVERAGE DOM (DAYS ON MARKET)	55	57	46	50	46
TOTAL TRANSACTIONS	34	46	33	49	30
TOTAL DOLLAR VOLUME SOLD	\$45,897,900	\$53,158,899	\$40,197,625	\$70,721,925	\$42,703,600
APPROXIMATE ABSORPTION RATE	30.64%	29.61%	12.4%	28.55%	25.49%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.26	3.38	8.06	3.5	3.92
TOTAL NUMBER OF UNITS LISTED	37	45	99	62	53



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YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +2.28%

Average Sale Price

SUPPLY -8.14%

Approx. Months Supply

SALES -29.8%

Closed Sales

ABSORPTION RATE +8.74%

Approximate

MARKET TIME -11 DAYS

Days On Market

NEGOTIABILITY -.27%

Listing Discount

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	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$675	\$598	\$589	\$674	\$731
AVERAGE SALES PRICE	\$616,092	\$511,735	\$550,032	\$571,251	\$584,288
AVERAGE SALES PRICE VS. LIST PRICE	99.93%	99.2%	99.13%	99.72%	99.44%
AVERAGE DOM (DAYS ON MARKET)	37	30	37	46	35
TOTAL TRANSACTIONS	87	52	50	87	61
TOTAL DOLLAR VOLUME SOLD	\$53,600,005	\$26,610,238	\$27,501,600	\$49,698,850	\$35,641,600
APPROXIMATE ABSORPTION RATE	68.63%	43.33%	16.67%	32.61%	35.46%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.46	2.31	6	3.07	2.82
TOTAL NUMBER OF UNITS LISTED	77	59	113	129	92



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YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +12.09%

Average Sale Price

SUPPLY +10.12%

Approx. Months Supply

SALES -17.4%

Closed Sales

ABSORPTION RATE -9.2%

Approximate

MARKET TIME -17 DAYS

Days On Market

NEGOTIABILITY +.37%

Listing Discount

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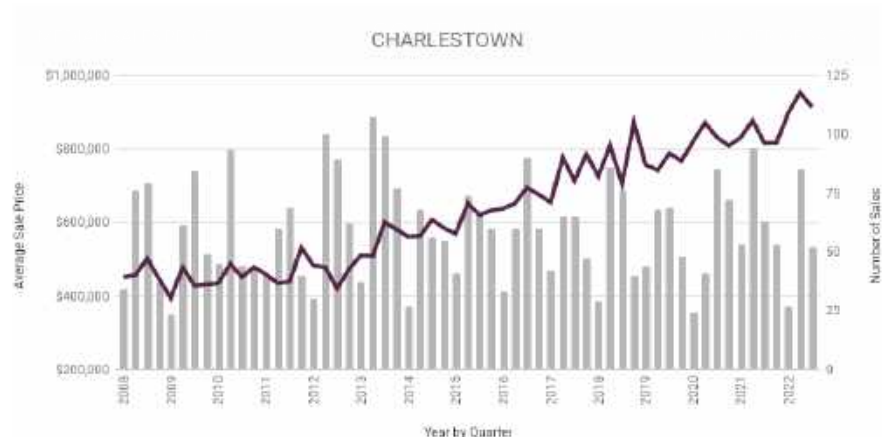


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	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$697	\$752	\$780	\$776	\$830
AVERAGE SALES PRICE	\$706,677	\$788,381	\$830,773	\$815,229	\$913,759
AVERAGE SALES PRICE VS. LIST PRICE	101.06%	100.86%	100.4%	100.67%	101.04%
AVERAGE DOM (DAYS ON MARKET)	24	28	25	40	23
TOTAL TRANSACTIONS	65	76	69	63	52
TOTAL DOLLAR VOLUME SOLD	\$53,707,499	\$54,398,304	\$70,615,739	\$51,359,470	\$47,515,500
APPROXIMATE ABSORPTION RATE	55%	61.61%	22.95%	59.38%	53.92%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.82	1.62	4.36	1.68	1.85
TOTAL NUMBER OF UNITS LISTED	73	65	123	72	63



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YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +1.37%

Average Sale Price

SUPPLY -16.7%

Approx. Months Supply

SALES -44.8%

Closed Sales

ABSORPTION RATE -16.7%

Approximate

MARKET TIME -8 DAYS

Days On Market

NEGOTIABILITY -.35%

Listing Discount

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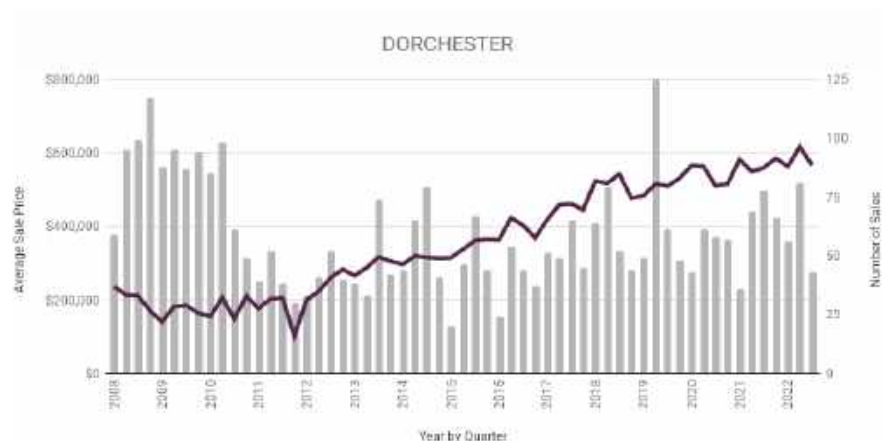


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	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$398	\$440	\$441	\$499	\$478
AVERAGE SALES PRICE	\$541,796	\$510,017	\$510,675	\$559,192	\$566,843
AVERAGE SALES PRICE VS. LIST PRICE	99.9%	99.13%	100.27%	100.32%	99.97%
AVERAGE DOM (DAYS ON MARKET)	40	54	31	36	28
TOTAL TRANSACTIONS	52	61	58	78	43
TOTAL DOLLAR VOLUME SOLD	\$28,173,399	\$31,111,055	\$29,619,150	\$43,617,000	\$24,374,254
APPROXIMATE ABSORPTION RATE	40.82%	36.64%	37.94%	65.05%	54.17%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.45	2.73	2.64	1.54	1.85
TOTAL NUMBER OF UNITS LISTED	74	74	94	71	56



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YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +18.2%

Average Sale Price

SUPPLY +65.8%

Approx. Months Supply

SALES -51.3%

Closed Sales

ABSORPTION RATE -39.7%

Approximate

MARKET TIME +28 DAYS

Days On Market

NEGOTIABILITY +.15%

Listing Discount

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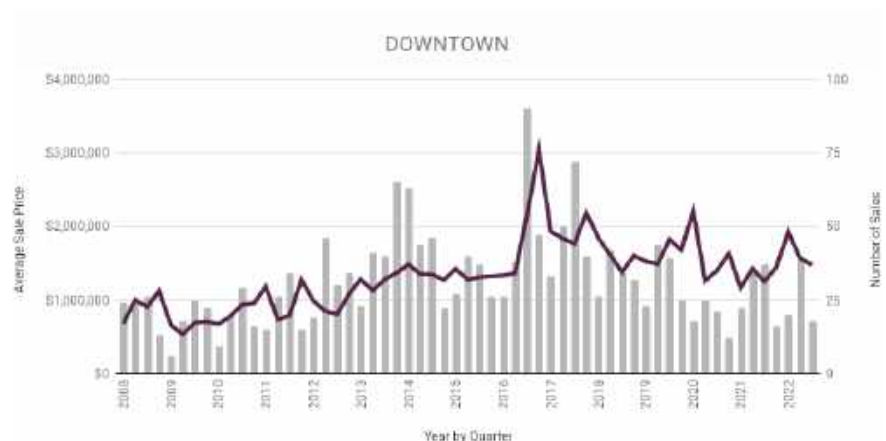


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	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$1,117	\$1,147	\$996	\$991	\$1,061
AVERAGE SALES PRICE	\$1,378,764	\$1,823,873	\$1,401,047	\$1,247,864	\$1,457,416
AVERAGE SALES PRICE VS. LIST PRICE	94.07%	96.13%	93.65%	96.8%	96.95%
AVERAGE DOM (DAYS ON MARKET)	62	96	109	145	117
TOTAL TRANSACTIONS	34	39	21	37	18
TOTAL DOLLAR VOLUME SOLD	\$46,877,999	\$71,131,050	\$29,422,004	\$46,171,000	\$26,557,500
APPROXIMATE ABSORPTION RATE	14.61%	15.13%	7.58%	16.99%	10.23%
APPROXIMATE MONTHS INVENTORY SUPPLY	6.85	6.61	13.39	5.89	9.77
TOTAL NUMBER OF UNITS LISTED	1	54	74	45	73



*Downtown includes Chinatown, Faneuil Hall, Financial District, Leather District, Midtown, and Theater District.

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YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES -10.6%

Average Sale Price

SUPPLY +43.3%

Approx. Months Supply

SALES -81.5%

Closed Sales

ABSORPTION RATE +43.3%

Approximate

MARKET TIME -282 DAYS

Days On Market

NEGOTIABILITY -.59%

Listing Discount

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AVERAGE PRICE PER FOOT	\$514	\$662	\$582	\$877	\$690
AVERAGE SALES PRICE	\$512,317	\$652,095	\$547,147	\$767,281	\$685,375
AVERAGE SALES PRICE VS. LIST PRICE	100.35%	100.04%	98.44%	99.85%	99.26%
AVERAGE DOM (DAYS ON MARKET)	26	40	54	319	37
TOTAL TRANSACTIONS	35	40	39	152	28
TOTAL DOLLAR VOLUME SOLD	\$17,931,099	\$26,083,800	\$21,338,750	\$116,626,859	\$19,190,510
APPROXIMATE ABSORPTION RATE	44.67%	28.64%	11.15%	53.42%	37.38%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.24	3.49	8.97	1.87	2.68
TOTAL NUMBER OF UNITS LISTED	54	93	84	80	57



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Q3:22 vs. Q3:21

PRICES +16.9%

Average Sale Price

SUPPLY +0%

Approx. Months Supply

SALES -30.9%

Closed Sales

ABSORPTION RATE -.05%

Approximate

MARKET TIME +9 DAYS

Days On Market

NEGOTIABILITY +1.72%

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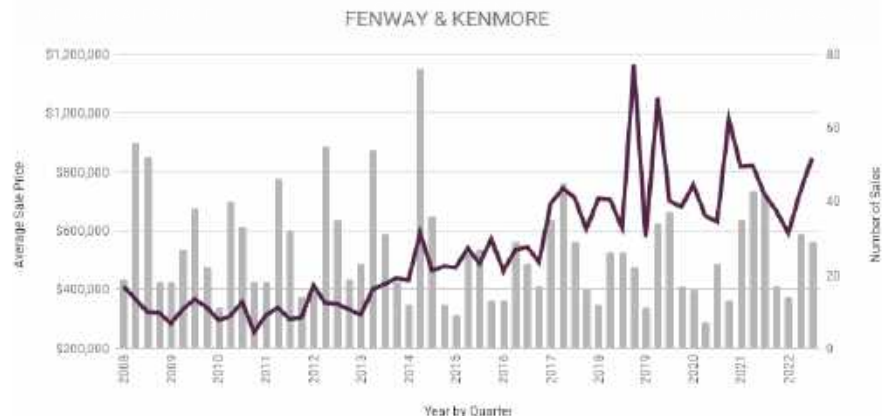


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AVERAGE PRICE PER FOOT	\$987	\$974	\$989	\$923	\$1,044
AVERAGE SALES PRICE	\$611,304	\$701,575	\$630,300	\$724,132	\$846,616
AVERAGE SALES PRICE VS. LIST PRICE	98.92%	96.82%	98.79%	97.89%	99.58%
AVERAGE DOM (DAYS ON MARKET)	36	39	32	33	42
TOTAL TRANSACTIONS	26	37	23	42	39
TOTAL DOLLAR VOLUME SOLD	\$15,893,914	\$25,958,286	\$14,496,900	\$30,413,562	\$24,551,888
APPROXIMATE ABSORPTION RATE	26.67%	45%	12.6%	59.65%	59.62%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.75	2.22	7.94	1.68	1.68
TOTAL NUMBER OF UNITS LISTED	41	30	58	33	22



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Q3:22 vs. Q3:21

PRICES +5.59%

Average Sale Price

SUPPLY -12.2%

Approx. Months Supply

SALES -39.4%

Closed Sales

ABSORPTION RATE +14.4%

Approximate

MARKET TIME -4 DAYS

Days On Market

NEGOTIABILITY +.77%

Listing Discount

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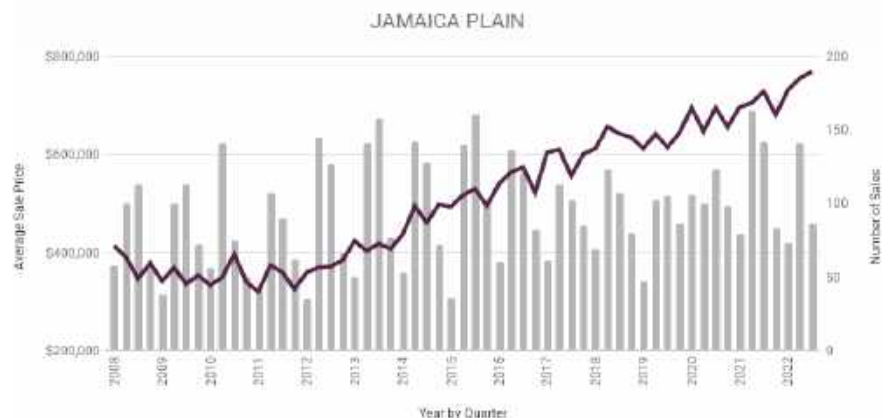


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	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$526	\$545	\$571	\$596	\$614
AVERAGE SALES PRICE	\$642,373	\$614,464	\$694,653	\$728,275	\$768,989
AVERAGE SALES PRICE VS. LIST PRICE	103.22%	101.33%	100.98%	102.41%	103.2%
AVERAGE DOM (DAYS ON MARKET)	27	33	33	25	21
TOTAL TRANSACTIONS	107	105	123	142	86
TOTAL DOLLAR VOLUME SOLD	\$68,733,946	\$64,518,783	\$85,442,337	\$103,415,149	\$66,133,112
APPROXIMATE ABSORPTION RATE	57.14%	36.15%	47.72%	57.98%	66.3%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.75	2.77	2.1	1.72	1.51
TOTAL NUMBER OF UNITS LISTED	114	121	159	122	108



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CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES

Average Sale Price

-5.79%

SUPPLY

Approx. Months Supply

-100%

SALES

Closed Sales

-66.6%

ABSORPTION RATE

Approximate

-100%

MARKET TIME

Days On Market

-4 DAYS

NEGOTIABILITY

Listing Discount

+4.52%

Smart matters.

Our expert agents can provide a deeper analysis of this data. Contact our office to get started.

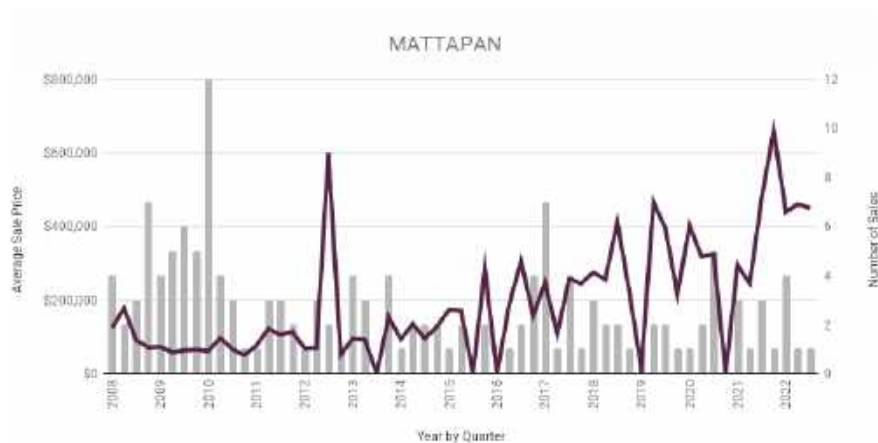


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$263	\$325	\$335	\$331	\$359
AVERAGE SALES PRICE	\$409,500	\$393,500	\$323,190	\$477,666	\$450,000
AVERAGE SALES PRICE VS. LIST PRICE	102.4%	98.5%	101.71%	100.36%	104.9%
AVERAGE DOM (DAYS ON MARKET)	23	22	62	11	7
TOTAL TRANSACTIONS	3	2	5	3	1
TOTAL DOLLAR VOLUME SOLD	\$819,999	\$787,000	\$1,615,950	\$1,433,000	\$450,000
APPROXIMATE ABSORPTION RATE	13.33%	25%	41.67%	14.58%	0%
APPROXIMATE MONTHS INVENTORY SUPPLY	7.5	4	2.4	6.86	0
TOTAL NUMBER OF UNITS LISTED	1	3	3	1	0



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +43.1%

Average Sale Price

SUPPLY +4.89%

Approx. Months Supply

SALES +42.8%

Closed Sales

ABSORPTION RATE -4.55%

Approximate

MARKET TIME +26 DAYS

Days On Market

NEGOTIABILITY -2.05%

Listing Discount

Smart matters.

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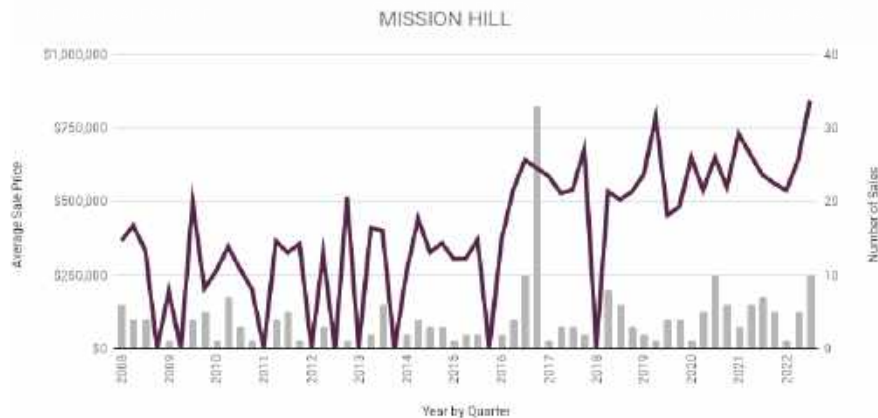


BERKSHIRE
HATHAWAY
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$4483	\$446	\$596	\$542	\$805
AVERAGE SALES PRICE	\$505,666	\$452,813	\$648,450	\$589,428	\$843,899
AVERAGE SALES PRICE VS. LIST PRICE	104.1%	102.2%	99.56%	101.11%	99.04%
AVERAGE DOM (DAYS ON MARKET)	50	14	41	19	45
TOTAL TRANSACTIONS	6	4	10	7	10
TOTAL DOLLAR VOLUME SOLD	\$3,034,000	\$1,811,255	\$6,484,500	\$4,126,000	\$8,439,999
APPROXIMATE ABSORPTION RATE	33.33%	27.78%	20.83%	30.56%	29.17%
APPROXIMATE MONTHS INVENTORY SUPPLY	3	3.6	4.8	3.27	3.43
TOTAL NUMBER OF UNITS LISTED	6	4	16	11	9



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +40.7%

Average Sale Price

SUPPLY +29.7%

Approx. Months Supply

SALES +3.85%

Closed Sales

ABSORPTION RATE -22.5%

Approximate

MARKET TIME -10 DAYS

Days On Market

NEGOTIABILITY -.33%

Listing Discount

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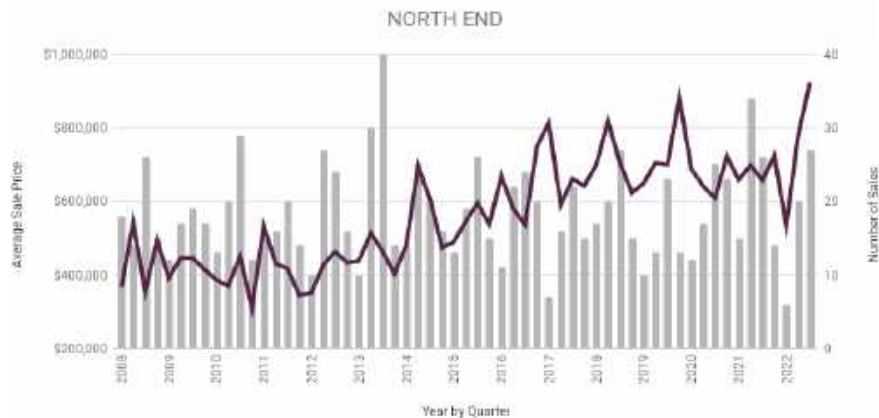


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$944	\$897	\$907	\$939	\$1,026
AVERAGE SALES PRICE	\$703,724	\$700,043	\$609,283	\$656,557	\$923,848
AVERAGE SALES PRICE VS. LIST PRICE	99.93%	97.59%	97.69%	97.9%	97.57%
AVERAGE DOM (DAYS ON MARKET)	35	58	25	54	44
TOTAL TRANSACTIONS	27	23	25	26	27
TOTAL DOLLAR VOLUME SOLD	\$19,000,549	\$16,101,000	\$15,232,099	\$17,070,500	\$24,943,900
APPROXIMATE ABSORPTION RATE	38.73%	39.1%	18.49%	82.5%	63.89%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.58	2.56	5.41	1.21	1.57
TOTAL NUMBER OF UNITS LISTED	33	17	60	22	23



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +10.9%

Average Sale Price

SUPPLY +1.77%

Approx. Months Supply

SALES -36.5%

Closed Sales

ABSORPTION RATE -1.14%

Approximate

MARKET TIME -4 DAYS

Days On Market

NEGOTIABILITY +1.99%

Listing Discount

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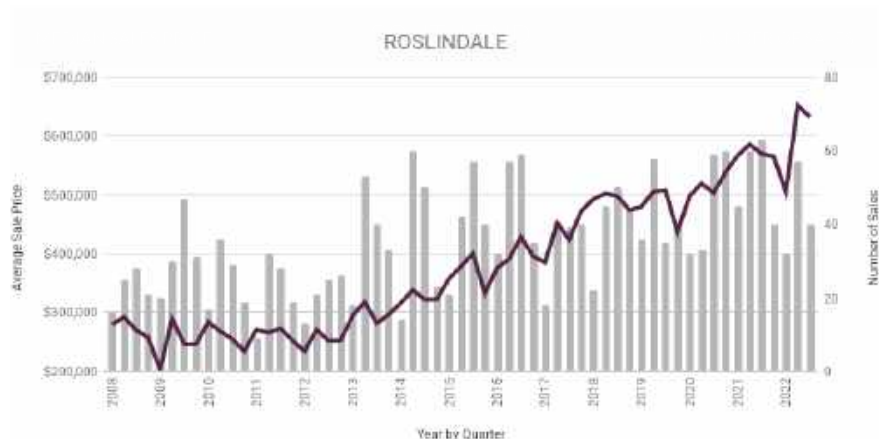


BERKSHIRE
HATHAWAY
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$387	\$418	\$440	\$500	\$476
AVERAGE SALES PRICE	\$497,994	\$508,122	\$503,841	\$569,761	\$632,212
AVERAGE SALES PRICE VS. LIST PRICE	101.07%	101.59%	114.8%	101.4%	103.4%
AVERAGE DOM (DAYS ON MARKET)	29	39	26	30	26
TOTAL TRANSACTIONS	50	35	59	63	40
TOTAL DOLLAR VOLUME SOLD	\$24,899,700	\$17,784,299	\$29,726,646	\$35,895,000	\$25,288,500
APPROXIMATE ABSORPTION RATE	62.3%	55.7%	38.66%	88.26%	87.2%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.61	1.79	2.59	1.13	1.15
TOTAL NUMBER OF UNITS LISTED	45	57	93	58	49



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +27.7%

Average Sale Price

SUPPLY -72.8%

Approx. Months Supply

SALES -12.5%

Closed Sales

ABSORPTION RATE +268%

Approximate

MARKET TIME +51 DAYS

Days On Market

NEGOTIABILITY -1.7%

Listing Discount

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Our expert agents can provide a deeper analysis of this data. Contact our office to get started.

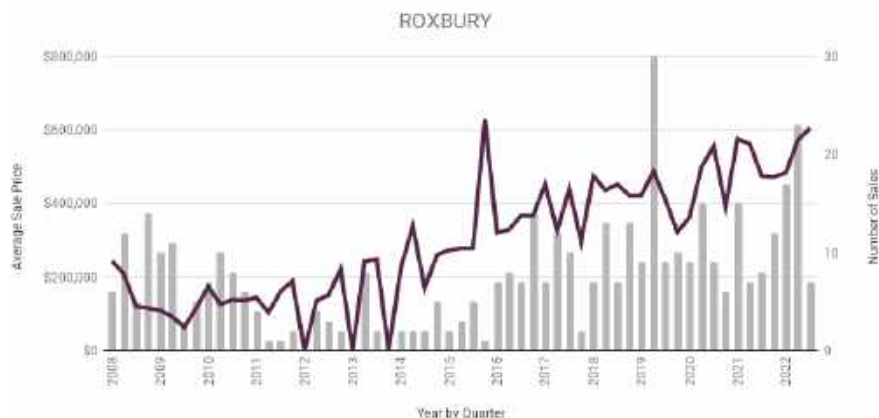


**BERKSHIRE
HATHAWAY**
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$337	\$344	\$395	\$414	\$495
AVERAGE SALES PRICE	\$451,402	\$409,388	\$553,888	\$474,187	\$603,994
AVERAGE SALES PRICE VS. LIST PRICE	99.82%	96.63%	99.3%	100.73%	99.02%
AVERAGE DOM (DAYS ON MARKET)	46	50	46	30	81
TOTAL TRANSACTIONS	7	9	9	8	7
TOTAL DOLLAR VOLUME SOLD	\$3,159,814	\$3,684,500	\$4,985,000	\$3,793,500	\$4,227,960
APPROXIMATE ABSORPTION RATE	16.11%	52.38%	31.25%	22.62%	83.3%
APPROXIMATE MONTHS INVENTORY SUPPLY	6.21	1.91	3.2	4.23	1.20
TOTAL NUMBER OF UNITS LISTED	25	17	16	23	16



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES -36.4%

Average Sale Price

SUPPLY +17.2%

Approx. Months Supply

SALES -77.5%

Closed Sales

ABSORPTION RATE -14.7%

Approximate

MARKET TIME +11 DAYS

Days On Market

NEGOTIABILITY +.46%

Listing Discount

Smart matters.

Our expert agents can provide a deeper analysis of this data. Contact our office to get started.

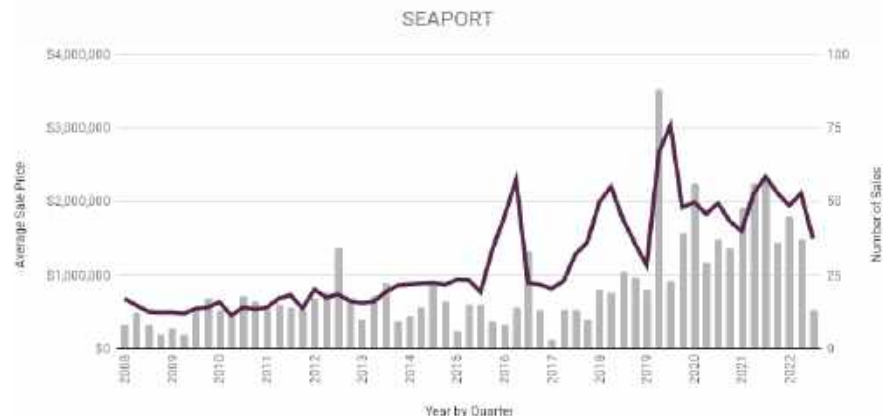


**BERKSHIRE
HATHAWAY**
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$1,224	\$1,813	\$1,630	\$1,675	\$1,380
AVERAGE SALES PRICE	\$1,750,771	\$3,034,289	\$1,969,695	\$2,337,122	\$1,487,868
AVERAGE SALES PRICE VS. LIST PRICE	96.46%	90.12%	98.72%	98.48%	98.93%
AVERAGE DOM (DAYS ON MARKET)	44	68	51	58	69
TOTAL TRANSACTIONS	26	23	37	58	13
TOTAL DOLLAR VOLUME SOLD	\$45,520,056	\$69,790,964	\$72,878,726	\$135,553,100	\$19,342,290
APPROXIMATE ABSORPTION RATE	15.63%	20.4%	19.85%	31.89%	27.18%
APPROXIMATE MONTHS INVENTORY SUPPLY	6.4	4.9	5.04	3.14	3.68
TOTAL NUMBER OF UNITS LISTED	55	82	80	89	50



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +.17%

Average Sale Price

SUPPLY -2.02%

Approx. Months Supply

SALES -32.6%

Closed Sales

ABSORPTION RATE +2.14%

Approximate

MARKET TIME -13 DAYS

Days On Market

NEGOTIABILITY -.62%

Listing Discount

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Our expert agents can provide a deeper analysis of this data. Contact our office to get started.

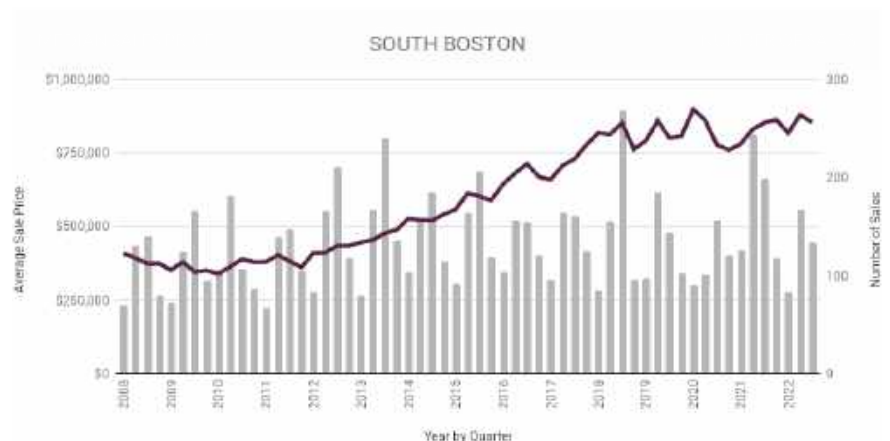


**BERKSHIRE
HATHAWAY**
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$658	\$809	\$755	\$807	\$795
AVERAGE SALES PRICE	\$729,076	\$851,124	\$776,559	\$852,256	\$853,731
AVERAGE SALES PRICE VS. LIST PRICE	100.54%	99.54%	99.19%	99.63%	99.02%
AVERAGE DOM (DAYS ON MARKET)	35	32	45	45	32
TOTAL TRANSACTIONS	161	268	156	199	134
TOTAL DOLLAR VOLUME SOLD	\$117,381,298	\$228,101,315	\$121,143,325	\$169,599,069	\$114,400,000
APPROXIMATE ABSORPTION RATE	43.49%	48.39%	18.46%	50.43%	51.51%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.3	2.07	5.42	1.98	1.94
TOTAL NUMBER OF UNITS LISTED	171	183	291	190	127



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +7.92%

Average Sale Price

SUPPLY -32.5%

Approx. Months Supply

SALES -4.2%

Closed Sales

ABSORPTION RATE +48.09%

Approximate

MARKET TIME -4 DAYS

Days On Market

NEGOTIABILITY +.32%

Listing Discount

Smart matters.

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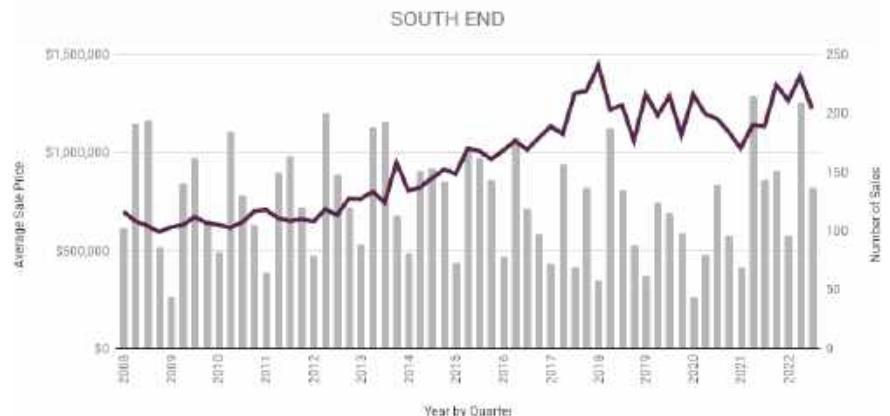


**BERKSHIRE
HATHAWAY**
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$1,055	\$1,046	\$1,037	\$1,032	\$1,122
AVERAGE SALES PRICE	\$1,299,323	\$1,239,499	\$1,216,990	\$1,132,286	\$1,221,973
AVERAGE SALES PRICE VS. LIST PRICE	100.86%	99.68%	97.99%	99.36%	99.67%
AVERAGE DOM (DAYS ON MARKET)	38	45	38	40	36
TOTAL TRANSACTIONS	69	139	139	143	137
TOTAL DOLLAR VOLUME SOLD	\$89,652,312	\$167,332,437	\$162,628,293	\$161,916,949	\$167,410,397
APPROXIMATE ABSORPTION RATE	51.26%	53.85%	12.92%	29.36%	43.48%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.95	1.86	7.74	3.41	2.3
TOTAL NUMBER OF UNITS LISTED	131	147	276	206	149



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES

Average Sale Price

-8.63%

SUPPLY

Approx. Months Supply

-14.9%

SALES

Closed Sales

-31.2%

ABSORPTION RATE

Approximate

+17.8%

MARKET TIME

Days On Market

-21 DAYS

NEGOTIABILITY

Listing Discount

+1.17%

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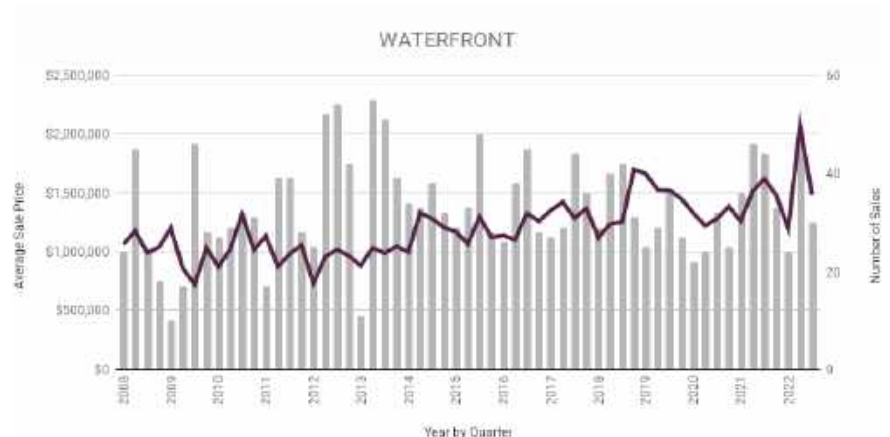


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$977	\$1,027	\$994	\$1,093	\$1,070
AVERAGE SALES PRICE	\$1,251,399	\$1,523,029	\$1,280,312	\$1,621,965	\$1,482,033
AVERAGE SALES PRICE VS. LIST PRICE	96.34%	97.11%	96.59%	97.51%	96.37%
AVERAGE DOM (DAYS ON MARKET)	72	95	71	77	56
TOTAL TRANSACTIONS	42	37	32	44	30
TOTAL DOLLAR VOLUME SOLD	\$52,558,787	\$56,352,100	\$40,970,000	\$71,366,500	\$44,461,000
APPROXIMATE ABSORPTION RATE	26.06%	14.44%	9.17%	23.03%	27.13%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.84	6.93	10.91	4.34	3.69
TOTAL NUMBER OF UNITS LISTED	49	52	100	50	42



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES **-.64%**
Average Sale Price

SUPPLY **+20.5%**
Approx. Months Supply

SALES **-63.6%**
Closed Sales

ABSORPTION RATE **-17.08%**
Approximate

MARKET TIME **-9 DAYS**
Days On Market

NEGOTIABILITY **-2.66%**
Listing Discount

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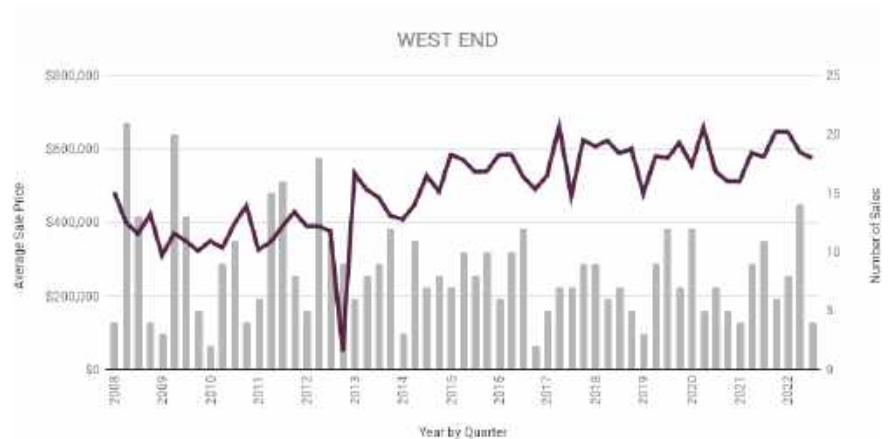


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$628	\$664	\$635	\$642	\$673
AVERAGE SALES PRICE	\$587,785	\$574,607	\$537,857	\$578,407	\$574,687
AVERAGE SALES PRICE VS. LIST PRICE	97.97%	101.3%	100.72	99.35%	96.71%
AVERAGE DOM (DAYS ON MARKET)	53	51	57	53	44
TOTAL TRANSACTIONS	7	12	7	11	4
TOTAL DOLLAR VOLUME SOLD	\$4,114,499	\$6,895,293	\$3,764,999	\$6,362,477	\$2,298,750
APPROXIMATE ABSORPTION RATE	43.06%	26.85%	33.33%	17.86%	14.81%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.32	3.72	3.00	5.6	6.75
TOTAL NUMBER OF UNITS LISTED	6	11	11	17	9



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q3:22 vs. Q3:21

PRICES +3.73%

Average Sale Price

SUPPLY +59.1%

Approx. Months Supply

SALES -33.3%

Closed Sales

ABSORPTION RATE -37.1%

Approximate

MARKET TIME +1 DAYS

Days On Market

NEGOTIABILITY -3.67%

Listing Discount

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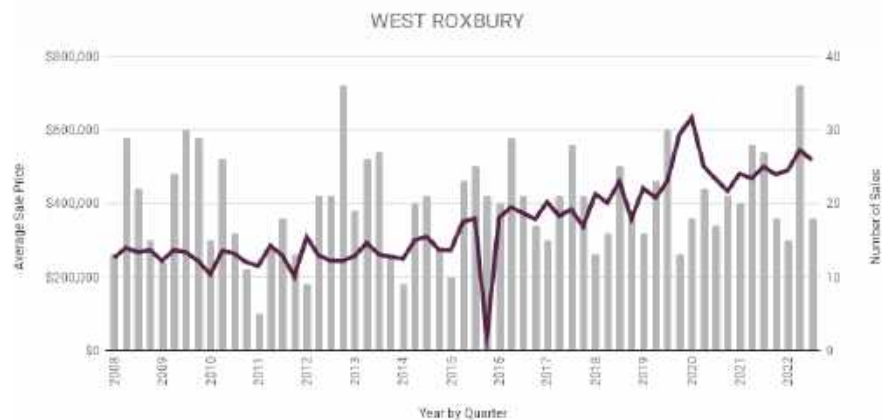


BERKSHIRE HATHAWAY
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q3:18	Q3:19	Q3:20	Q3:21	Q3:22
AVERAGE PRICE PER FOOT	\$379	\$403	\$427	\$445	\$451
AVERAGE SALES PRICE	\$458,773	\$460,830	\$465,435	\$499,962	\$518,611
AVERAGE SALES PRICE VS. LIST PRICE	101.46%	100.62%	101.48%	103.77%	99.97%
AVERAGE DOM (DAYS ON MARKET)	19	25	23	23	24
TOTAL TRANSACTIONS	25	30	17	27	18
TOTAL DOLLAR VOLUME SOLD	\$11,469,331	\$13,824,900	\$7,912,399	\$13,498,999	\$19,335,000
APPROXIMATE ABSORPTION RATE	41.67%	75.93%	34.8%	90.74%	57.05%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.4	1.32	2.87	1.1	1.75
TOTAL NUMBER OF UNITS LISTED	34	20	33	32	23



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SOUTH END

ALLSTON

BAY VILLAGE

BRIGHTON

CHARLESTOWN

DORCHESTER

EAST BOSTON

JAMAICA PLAIN

NORTH END

SEAPORT

SOUTH BOSTON

warrenre.com

535 Boylston Street
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