

# THE WARREN REPORT

CONDO EDITION

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The Boston Market Report by Neighborhood

2025 | Annual

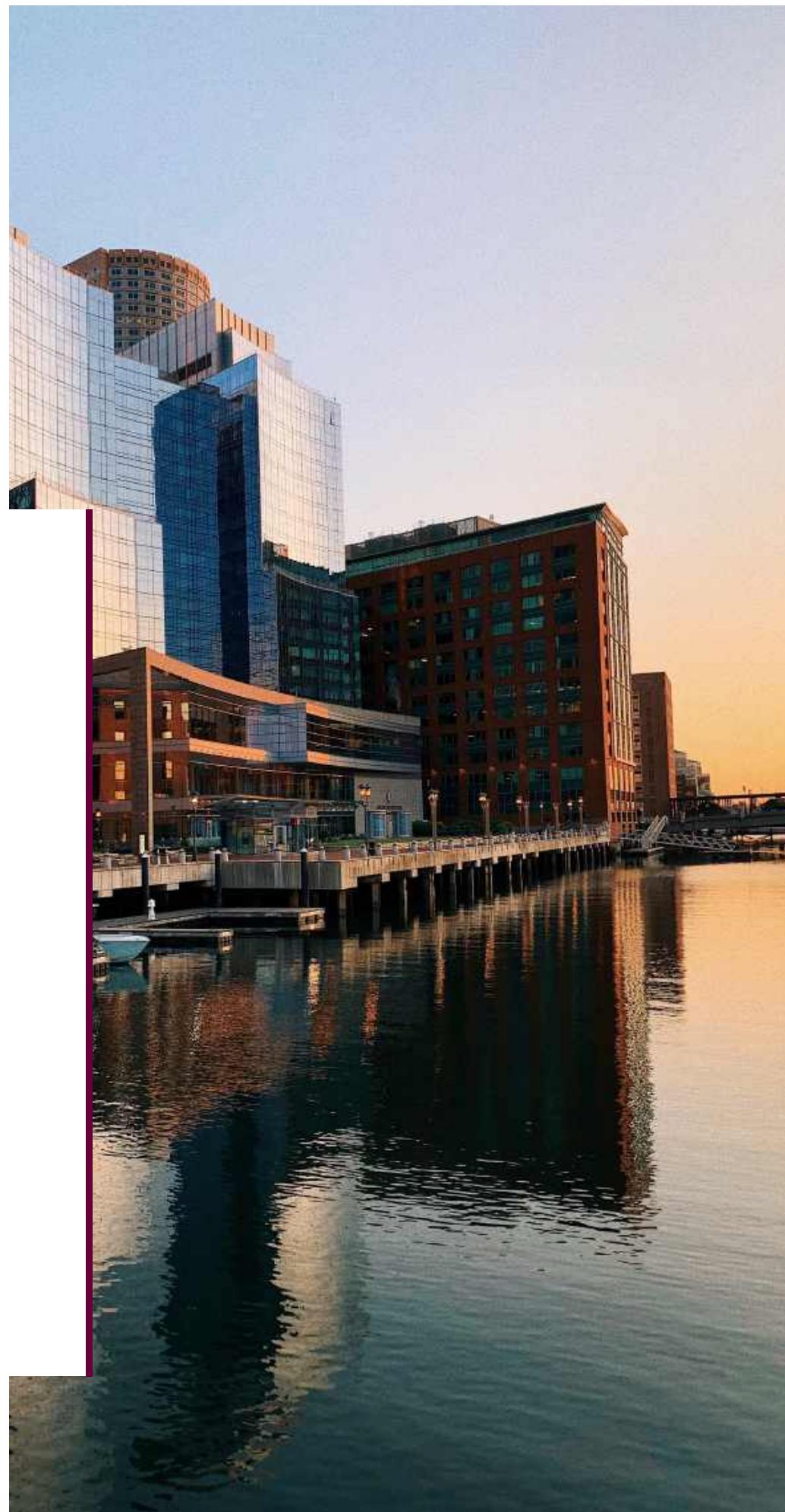
**BERKSHIRE  
HATHAWAY  
HOMESERVICES**

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## GLOSSARY OF TERMS

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### 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

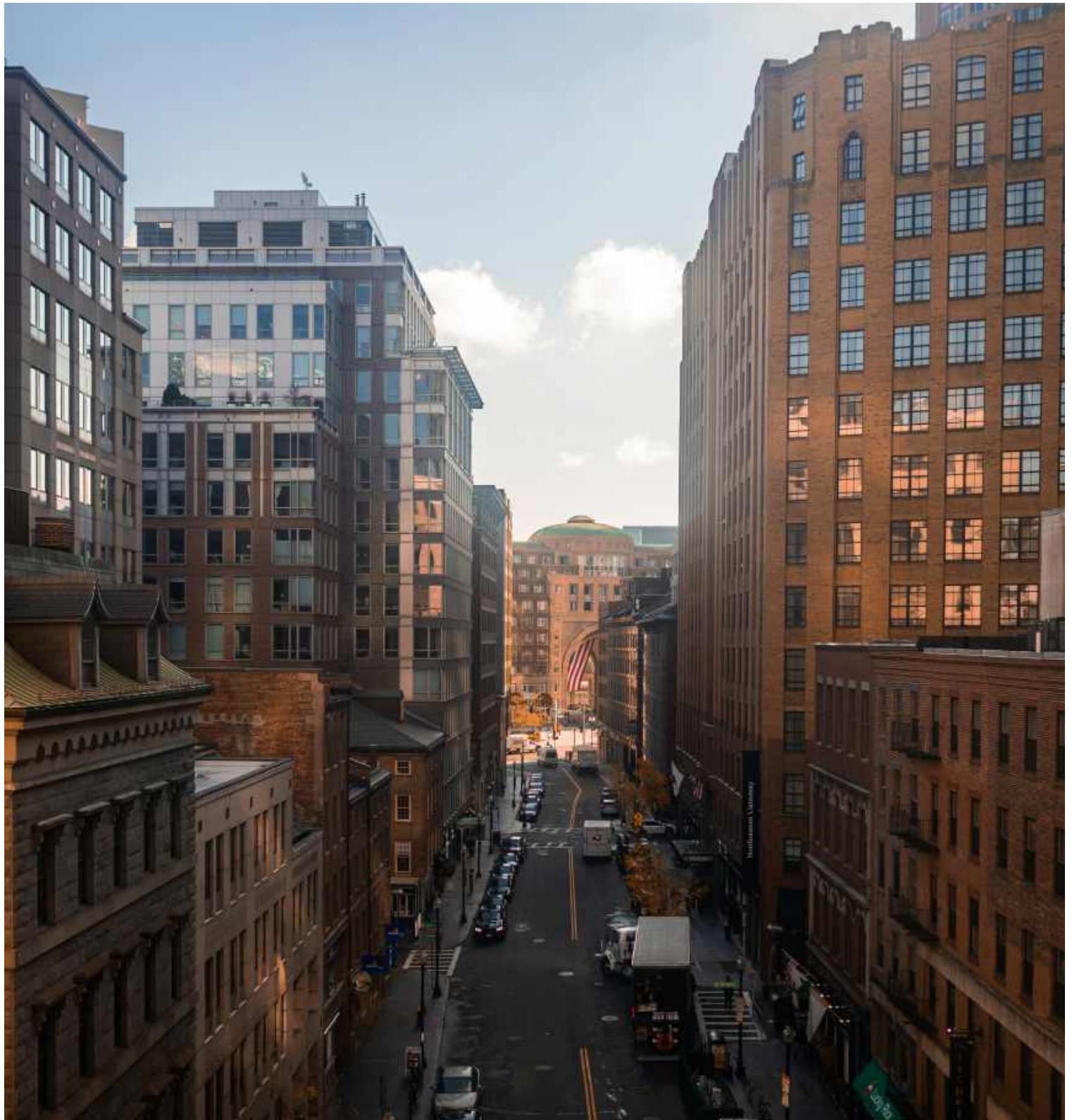
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	Year-Over-Year						
	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$831	\$843	\$897	\$923	vs.	\$897	- 2.8%
AVERAGE SALES PRICE	\$927,983	\$984,202	\$1,097,166	\$1,075,193	vs.	\$1,097,298	+ 2%
AVERAGE SALES PRICE VS. LIST PRICE	98.53%	99.09%	98.31%	98.46%	vs.	97.58%	- .8%
AVERAGE DOM (DAYS ON MARKET)	59	46	48	51	vs.	55	+ 7.8%
TOTAL TRANSACTIONS	5,920	4,501	3,597	3,449	vs.	3,491	+ 1.2%
TOTAL DOLLAR VOLUME SOLD	\$5,493,662,142	\$4,429,893,922	\$3,946,508,800	\$3,708,341,726	vs.	\$3,830,668,086	+ 3.3%
AVERAGE ABSORPTION RATE	85.05%	66.59%	55.72%	47.18%	vs.	44.69%	- 5.2%
AVERAGE MONTHS INVENTORY SUPPLY	1.18	1.5	1.79	2.12	vs.	2.24	+ 5.6%
TOTAL # OF UNITS LISTED	7,685	6,731	5,392	5,392	vs.	6,430	+ 11%



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## NEIGHBORHOOD LEVEL INFORMATION

# ALLSTON MARKET DATA

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	Year-Over-Year						
	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$637	\$654	\$806	\$711	vs.	\$692	- 2.6%
AVERAGE SALES PRICE	\$536,524	\$546,722	\$701,234	\$667,262	vs.	\$593,825	- 11%
AVERAGE SALES PRICE VS. LIST PRICE	99.37%	99.71%	99.73%	99.7%	vs.	99.05%	- .6%
AVERAGE DOM (DAYS ON MARKET)	47	45	44	37	vs.	53	+ 43.2%
TOTAL TRANSACTIONS	95	10	75	54	vs.	46	- 14.8%
TOTAL DOLLAR VOLUME SOLD	\$50,969,797	\$36,630,422	\$52,592,571	\$36,032,200	vs.	\$27,315,950	- 24.1%
AVERAGE ABSORPTION RATE	98.96%	42.95%	89.29%	45%	vs.	27.38%	- 39.1%
AVERAGE MONTHS INVENTORY SUPPLY	1.01	2.33	1.12	2.22	vs.	3.65	+ 64.4%
TOTAL # OF UNITS LISTED	20	17	80	88	vs.	100	+ 13.6%

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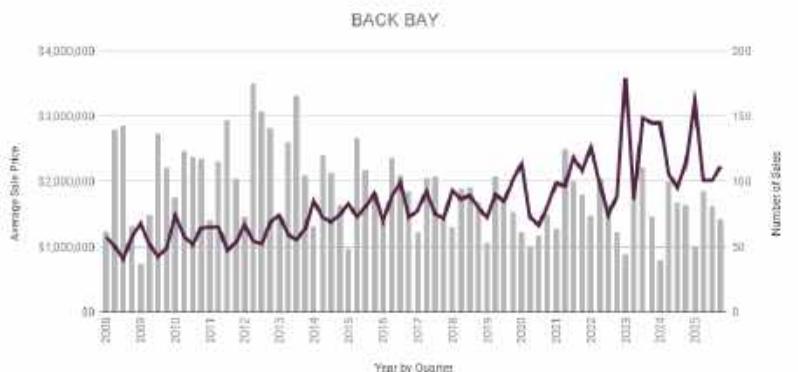
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# BACK BAY MARKET DATA

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	Year-Over-Year						
	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$1,309	\$1,363	\$1,565	\$1,536	vs.	\$1,479	- 3.7%
AVERAGE SALES PRICE	\$2,106,741	\$1,933,949	\$2,643,666	\$2,206,614	vs.	\$2,252,771	+ 2%
AVERAGE SALES PRICE VS. LIST PRICE	95.09%	97.46%	95.95%	96.82%	vs.	93.87%	- 3%
AVERAGE DOM (DAYS ON MARKET)	85	62	64	68	vs.	73	+ 7.3%
TOTAL TRANSACTIONS	382	323	332	306	vs.	301	- 1.6%
TOTAL DOLLAR VOLUME SOLD	\$804,775,421	\$624,665,814	\$877,697,278	\$675,224,000	vs.	\$678,084,294	+ .4%
AVERAGE ABSORPTION RATE	50.66%	36.49%	38.97%	34.46%	vs.	34.23%	- .6%
AVERAGE MONTHS INVENTORY SUPPLY	1.97	2.74	2.57	2.9	vs.	2.92	+ .6%
TOTAL # OF UNITS LISTED	538	513	504	524	vs.	553	+ 5.5%

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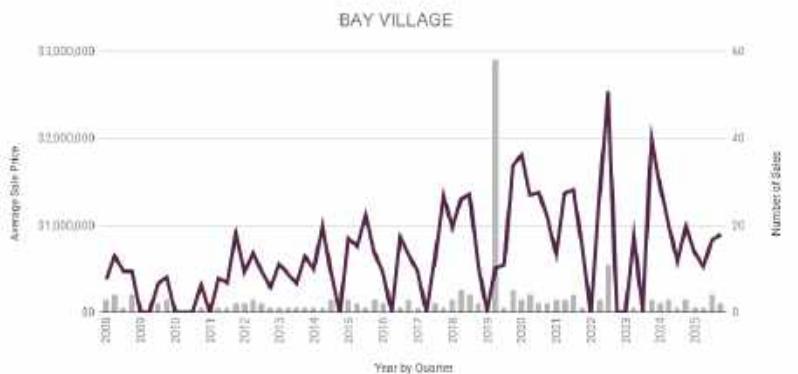
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# BAY VILLAGE MARKET DATA

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Year-Over-Year							
	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$1,020	\$1,155	\$1,125	\$1,214	vs.	\$1,155	- 4.8%
AVERAGE SALES PRICE	\$1,111,916	\$2,280,607	\$1,712,500	\$1,046,111	vs.	\$786,812	- 24.7%
AVERAGE SALES PRICE VS. LIST PRICE	99.3%	100.27%	97.33%	97.55%	vs.	100.6%	+ 3.1%
AVERAGE DOM (DAYS ON MARKET)	91	21	93	60	vs.	24	- 60%
TOTAL TRANSACTIONS	12	14	4	9	vs.	8	- 11.1%
TOTAL DOLLAR VOLUME SOLD	\$13,343,000	\$31,928,500	\$6,850,000	\$9,415,000	vs.	\$6,294,500	- 33.1%
AVERAGE ABSORPTION RATE	100%	58.33%	16.67%	75%	vs.	0%	- 100%
AVERAGE MONTHS INVENTORY SUPPLY	1	1.71	6	1.33	vs.	0	- 100%
TOTAL # OF UNITS LISTED	20	12	10	9	vs.	14	+ 55.5%

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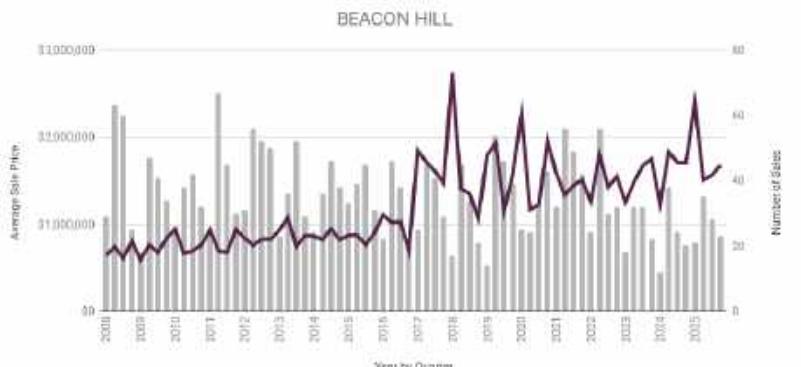
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# BEACON HILL MARKET DATA

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Year-Over-Year						
	2021	2022	2023	2024	vs.	2025
AVERAGE PRICE PER FOOT	\$1,210	\$1,241	\$1,261	\$1,345	vs.	\$1,309
AVERAGE SALES PRICE	\$1,440,759	\$1,594,078	\$1,518,862	\$1,661,831	vs.	\$1,723,554
AVERAGE SALES PRICE VS. LIST PRICE	95.49%	96.87%	96.89%	97.96%	vs.	96.93%
AVERAGE DOM (DAYS ON MARKET)	67	52	64	50	vs.	77
TOTAL TRANSACTIONS	181	144	109	98	vs.	109
TOTAL DOLLAR VOLUME SOLD	\$260,777,424	\$229,547,290	\$165,556,048	\$162,859,514	vs.	\$187,867,475
AVERAGE ABSORPTION RATE	52.01%	37.5%	56.7%	29.17%	vs.	45.42%
AVERAGE MONTHS INVENTORY SUPPLY	1.92	2.67	1.76	3.43	vs.	2.20
TOTAL # OF UNITS LISTED	250	223	156	195	vs.	172

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# BRIGHTON MARKET DATA

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Year-Over-Year						
	2021	2022	2023	2024	vs.	2025
AVERAGE PRICE PER FOOT	\$659	\$679	\$864	\$775	vs.	\$764
AVERAGE SALES PRICE	\$566,253	\$570,789	\$740,429	\$685,462	vs.	\$672,242
AVERAGE SALES PRICE VS. LIST PRICE	99.4%	99.84%	100.64%	99.54%	vs.	99.36%
AVERAGE DOM (DAYS ON MARKET)	52	51	33	44	vs.	44
TOTAL TRANSACTIONS	271	184	293	193	vs.	220
TOTAL DOLLAR VOLUME SOLD	\$153,454,650	\$105,025,235	\$216,943,782	\$132,294,330	vs.	\$147,893,262
AVERAGE ABSORPTION RATE	86.54%	73.02%	97.6%	64.33%	vs.	43.65%
AVERAGE MONTHS INVENTORY SUPPLY	1.16	1.37	1.02	1.55	vs.	2.29
TOTAL # OF UNITS LISTED	414	403	290	281	vs.	400

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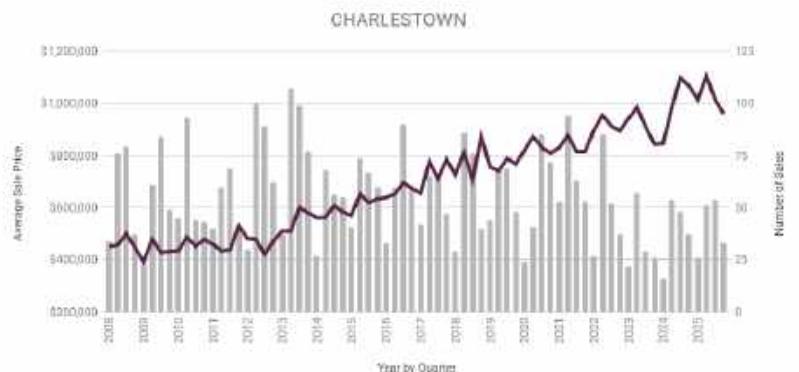
# CHARLESTOWN MARKET DATA

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HATHAWAY  
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WARREN  
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## Year-Over-Year

	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$773	\$824	\$834	\$895	vs.	\$861	- 3.7%
AVERAGE SALES PRICE	\$841,562	\$921,707	\$934,696	\$1,034,862	vs.	\$1,007,481	- 2.6%
AVERAGE SALES PRICE VS. LIST PRICE	100.41%	100.94%	100%	101.55%	vs.	100.5%	- 1%
AVERAGE DOM (DAYS ON MARKET)	40	31	35	28	vs.	41	+ 46.4%
TOTAL TRANSACTIONS	265	205	136	158	vs.	178	+ 12.6%
TOTAL DOLLAR VOLUME SOLD	\$223,014,078	\$188,949,976	\$127,118,780	\$163,508,351	vs.	\$179,331,648	+ 9.6%
AVERAGE ABSORPTION RATE	184.03%	155.3%	226.67%	131.67%	vs.	105.95%	- 19.5%
AVERAGE MONTHS INVENTORY SUPPLY	.54	.64	.44	.76	vs.	.94	+ 23.6%
TOTAL # OF UNITS LISTED	299	259	175	201	vs.	222	+ 10.4%

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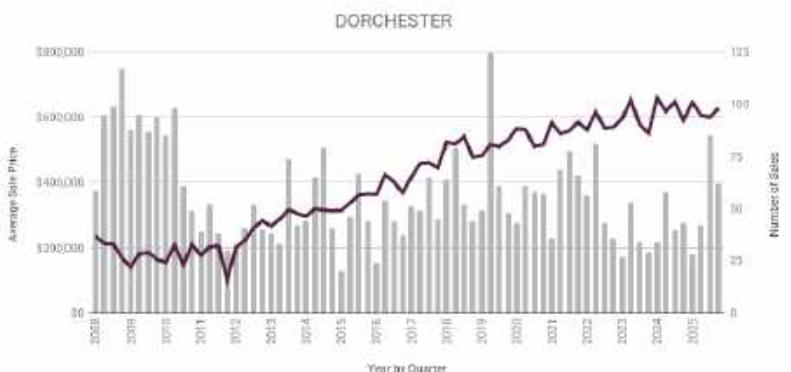
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# DORCHESTER MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

## Year-Over-Year

	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$478	\$483	\$510	\$524	vs.	\$519	- 1%
AVERAGE SALES PRICE	\$564,981	\$585,034	\$601,313	\$624,916	vs.	\$618,249	- 1%
AVERAGE SALES PRICE VS. LIST PRICE	99.91%	100.13%	100.14%	99.29%	vs.	99.07%	- .2%
AVERAGE DOM (DAYS ON MARKET)	41	40	41	47	vs.	51	+ 8.5%
TOTAL TRANSACTIONS	252	216	148	174	vs.	275	+ 58%
TOTAL DOLLAR VOLUME SOLD	\$142,375,348	\$126,367,534	\$88,994,355	\$108,735,389	vs.	\$170,018,516	+ 56.3%
AVERAGE ABSORPTION RATE	95.83%	105.88%	41.11%	72.5%	vs.	57.5%	- 20.6%
AVERAGE MONTHS INVENTORY SUPPLY	1.04	.94	2.43	1.38	vs.	1.74	+ 26%
TOTAL # OF UNITS LISTED	352	268	262	241	vs.	217	+ 24.7%



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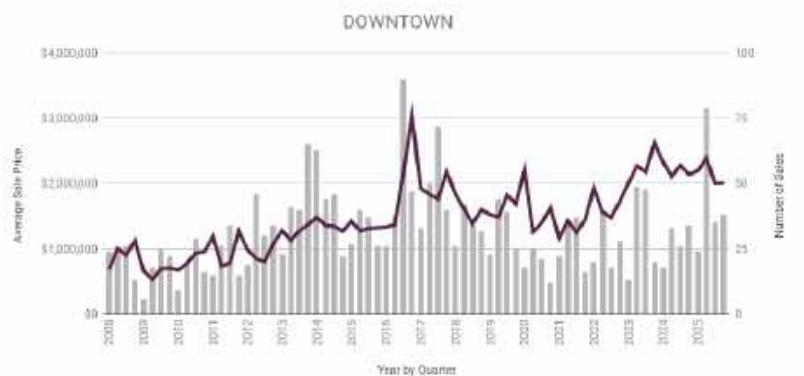
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# DOWNTOWN MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
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Year-Over-Year						
	2021	2022	2023	2024	vs.	2025
AVERAGE PRICE PER FOOT	\$981	\$1,113	\$1,467	\$1,413	vs.	\$1,378
AVERAGE SALES PRICE	\$1,315,114	\$1,640,201	\$2,252,792	\$2,158,091	vs.	\$2,142,433
AVERAGE SALES PRICE VS. LIST PRICE	96.12%	95.71%	97.97%	97.39%	vs.	97.01%
AVERAGE DOM (DAYS ON MARKET)	125	95	69	93	vs.	83
TOTAL TRANSACTIONS	109	108	132	114	vs.	132
TOTAL DOLLAR VOLUME SOLD	\$143,347,479	\$177,141,759	\$297,368,675	\$246,022,395	vs.	\$282,801,277
AVERAGE ABSORPTION RATE	22.15%	15.79%	16.42%	17.92%	vs.	23.94%
AVERAGE MONTHS INVENTORY SUPPLY	4.51	6.33	6.09	5.58	vs.	4.18
TOTAL # OF UNITS LISTED	190	261	322	305	vs.	308

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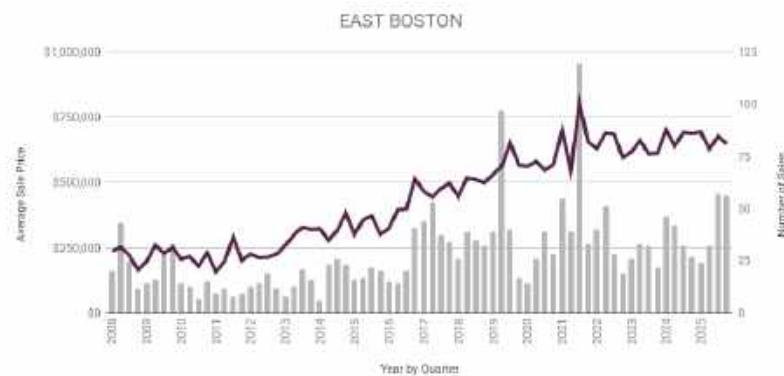
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# EAST BOSTON MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
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Year-Over-Year						
	2021	2022	2023	2024	vs.	2025
AVERAGE PRICE PER FOOT	\$824	\$679	\$637	\$696	vs.	\$675
AVERAGE SALES PRICE	\$755,303	\$655,127	\$623,843	\$680,547	vs.	\$675,769
AVERAGE SALES PRICE VS. LIST PRICE	99.74%	99.71%	99.44%	99.47%	vs.	98.63%
AVERAGE DOM (DAYS ON MARKET)	167	48	51	64	vs.	55
TOTAL TRANSACTIONS	369	140	115	149	vs.	235
TOTAL DOLLAR VOLUME SOLD	\$278,707,051	\$91,717,907	\$71,741,997	\$101,401,639	vs.	\$158,805,741
AVERAGE ABSORPTION RATE	113.8%	48.61%	63.89%	41.39%	vs.	35.61%
AVERAGE MONTHS INVENTORY SUPPLY	.88	2.06	1.57	2.42	vs.	2.81
TOTAL # OF UNITS LISTED	335	238	179	243	vs.	492

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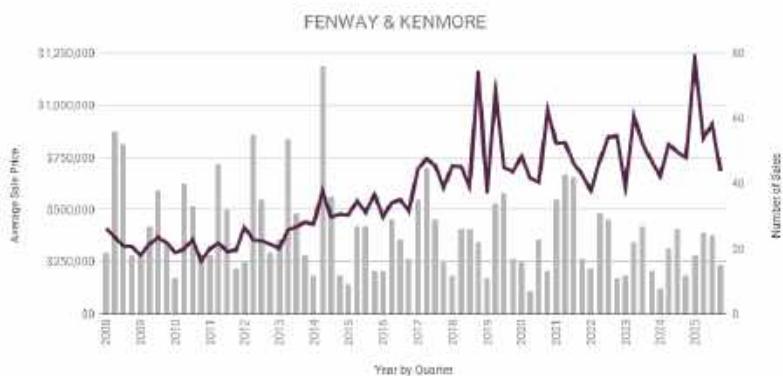


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# FENWAY / KENMORE MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
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Year-Over-Year							
	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$967	\$998	\$1,012	\$1,098	vs.	\$1,104	+ .5%
AVERAGE SALES PRICE	\$750,736	\$769,689	\$807,403	\$762,790	vs.	\$912,880	+ 19.6%
AVERAGE SALES PRICE VS. LIST PRICE	98.89%	99.5%	99.35%	98.74%	vs.	97.29%	- 1.4%
AVERAGE DOM (DAYS ON MARKET)	47	44	41	47	vs.	58	+ 23.4%
TOTAL TRANSACTIONS	139	87	74	68	vs.	82	+ 20.5%
TOTAL DOLLAR VOLUME SOLD	\$106,986,811	\$65,520,326	\$59,747,838	\$51,869,723	vs.	\$74,856,200	+ 44.3%
AVERAGE ABSORPTION RATE	144.79%	145%	88.1%	56.67%	vs.	62.12%	+ 9.6%
AVERAGE MONTHS INVENTORY SUPPLY	.69	.69	1.14	1.76	vs.	1.61	- 8.5%
TOTAL # OF UNITS LISTED	167	114	104	115	vs.	139	+ 20.8%



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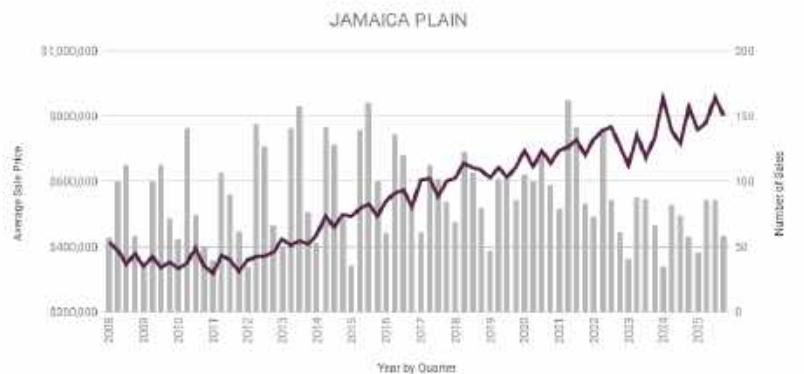
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# JAMAICA PLAIN MARKET DATA

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Year-Over-Year						
	2021	2022	2023	2024	vs.	2025
AVERAGE PRICE PER FOOT	\$501	\$615	\$617	\$652	vs.	\$651
AVERAGE SALES PRICE	\$706,342	\$741,943	\$706,115	\$774,049	vs.	\$805,002
AVERAGE SALES PRICE VS. LIST PRICE	102.23%	103.41%	101.41%	101.62%	vs.	100.46%
AVERAGE DOM (DAYS ON MARKET)	34	29	40	38	vs.	42
TOTAL TRANSACTIONS	524	364	287	250	vs.	279
TOTAL DOLLAR VOLUME SOLD	\$329,861,887	\$270,067,441	\$202,655,194	\$193,512,280	vs.	\$224,595,695
AVERAGE ABSORPTION RATE	243.23%	104.6%	170.83%	104.17%	vs.	145.31%
AVERAGE MONTHS INVENTORY SUPPLY	.41	.96	.59	.96	vs.	.69
TOTAL # OF UNITS LISTED	524	459	362	335	vs.	382

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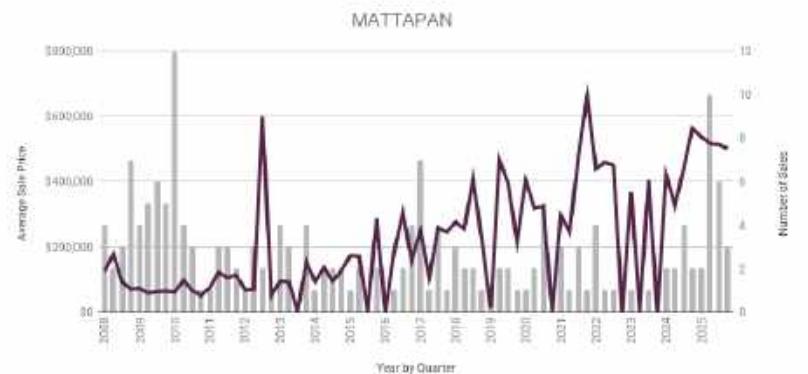
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# MATTAPAN MARKET DATA

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HATHAWAY  
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WARREN  
RESIDENTIAL

Year-Over-Year							
	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$294	\$339	\$410	\$346	vs.	\$469	+ 35.5%
AVERAGE SALES PRICE	\$402,875	\$444,333	\$390,666	\$437,950	vs.	\$516,211	+ 17.8%
AVERAGE SALES PRICE VS. LIST PRICE	100.44%	101.68%	100.34%	102.09%	vs.	99.54%	- 2.5%
AVERAGE DOM (DAYS ON MARKET)	42	43	45	44	vs.	56	+ 27.2%
TOTAL TRANSACTIONS	8	6	3	10	vs.	22	+ 120%
TOTAL DOLLAR VOLUME SOLD	\$3,223,000	\$2,666,000	\$1,172,000	\$4,379,500	vs.	\$11,356,650	+ 159.3%
AVERAGE ABSORPTION RATE	13.3%	0%	25%	20.83%	vs.	45.83%	+ 120%
AVERAGE MONTHS INVENTORY SUPPLY	7.5	0	4	4.8	vs.	2.18	- 54.5%
TOTAL # OF UNITS LISTED	15	10	6	16	vs.	25	+ 56.2%

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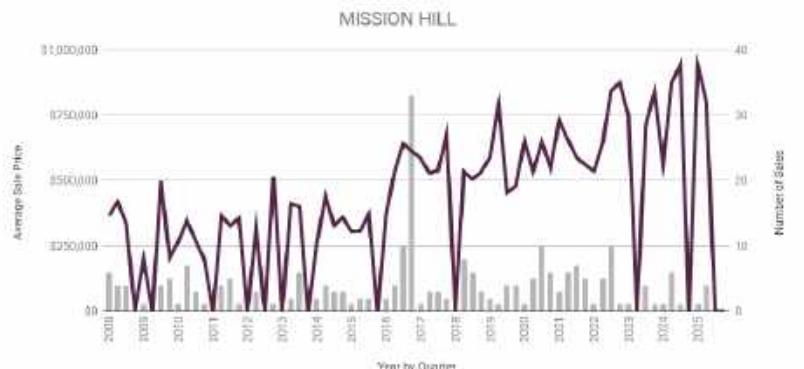
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# MISSION HILL MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

Year-Over-Year						
	2021	2022	2023	2024	vs.	2025
AVERAGE PRICE PER FOOT	\$548	\$557	\$724	\$702	vs.	\$737
AVERAGE SALES PRICE	\$622,280	\$767,552	\$739,166	\$845,000	vs.	\$829,000
AVERAGE SALES PRICE VS. LIST PRICE	100.86%	98.84%	95.13%	99.3%	vs.	98.86%
AVERAGE DOM (DAYS ON MARKET)	30	50	24	40	vs.	25
TOTAL TRANSACTIONS	21	17	6	8	vs.	5
TOTAL DOLLAR VOLUME SOLD	\$13,067,900	\$13,048,399	\$4,435,000	\$6,760,000	vs.	\$4,145,000
AVERAGE ABSORPTION RATE	58.33%	70.83%	25%	0%	vs.	0%
AVERAGE MONTHS INVENTORY SUPPLY	1.71	1.41	4	0	vs.	0
TOTAL # OF UNITS LISTED	26	28	17	13	vs.	11

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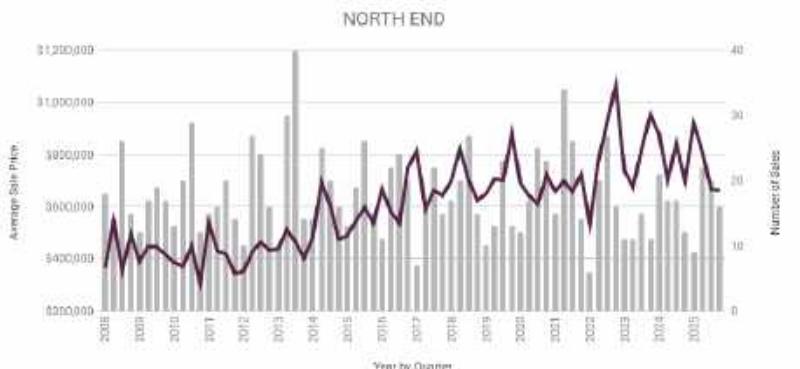
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# NORTH END MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

Year-Over-Year						
	2021	2022	2023	2024	vs.	2025
AVERAGE PRICE PER FOOT	\$899	\$982	\$987	\$1,034	vs.	\$1,002
AVERAGE SALES PRICE	\$683,324	\$876,723	\$809,307	\$816,418	vs.	\$780,469
AVERAGE SALES PRICE VS. LIST PRICE	97.59%	97.95%	98.33%	98.53%	vs.	97.91%
AVERAGE DOM (DAYS ON MARKET)	60	50	49	52	vs.	54
TOTAL TRANSACTIONS	89	70	49	70	vs.	70
TOTAL DOLLAR VOLUME SOLD	\$60,815,916	\$61,370,649	\$39,565,050	\$57,149,299	vs.	\$54,632,860
AVERAGE ABSORPTION RATE	82.41%	97.22%	37.12%	58.33%	vs.	64.81%
AVERAGE MONTHS INVENTORY SUPPLY	1.21	1.03	2.69	1.71	vs.	1.54
TOTAL # OF UNITS LISTED	108	100	102	106	vs.	113

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# ROSLINDALE MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

## Year-Over-Year

	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$488	\$485	\$512	\$533	vs.	\$534	+ .1%
AVERAGE SALES PRICE	\$572,412	\$621,313	\$617,517	\$655,648	vs.	\$636,964	- 2.8%
AVERAGE SALES PRICE VS. LIST PRICE	101.7%	102.81%	100.88%	102.49%	vs.	100.3%	- 2.1%
AVERAGE DOM (DAYS ON MARKET)	33	26	31	34	vs.	39	+ 14.7%
TOTAL TRANSACTIONS	209	164	132	87	vs.	101	+ 16%
TOTAL DOLLAR VOLUME SOLD	\$119,634,146	\$101,895,466	\$81,512,299	\$57,041,416	vs.	\$64,333,450	+ 12.7%
AVERAGE ABSORPTION RATE	435.42%	105.13%	220%	181.25%	vs.	104.17%	- 42.5%
AVERAGE MONTHS INVENTORY SUPPLY	.23	.95	.45	.55	vs.	.96	+ 74.5%
TOTAL # OF UNITS LISTED	224	208	143	113	vs.	175	+ 54.8%

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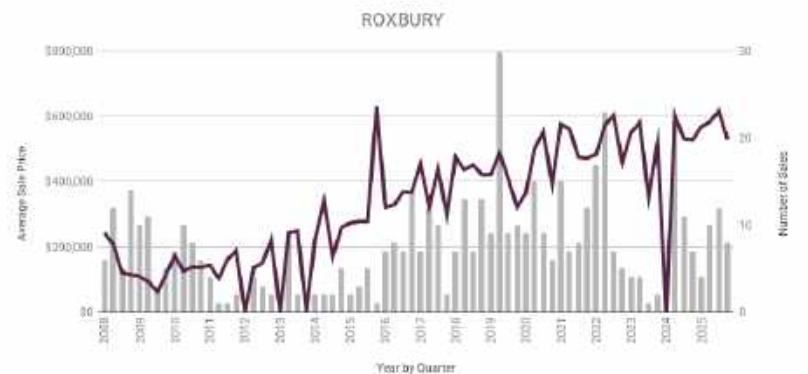
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# ROXBURY MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

Year-Over-Year						
	2021	2022	2023	2024	vs.	2025
AVERAGE PRICE PER FOOT	\$471	\$548	\$416	\$636	vs.	\$521
AVERAGE SALES PRICE	\$525,290	\$536,1474	\$556,375	\$570,228	vs.	\$577,480
AVERAGE SALES PRICE VS. LIST PRICE	99.93%	99.64%	97.82%	99.17%	vs.	97.52%
AVERAGE DOM (DAYS ON MARKET)	44	63	74	55	vs.	85
TOTAL TRANSACTIONS	43	52	12	40	vs.	42
TOTAL DOLLAR VOLUME SOLD	\$22,587,498	\$27,881,055	\$6,676,500	\$22,809,123	vs.	\$24,254,199
AVERAGE ABSORPTION RATE	30.56%	44.44%	14.2%	33.33%	vs.	83.33%
AVERAGE MONTHS INVENTORY SUPPLY	3.27	.69	7	3	vs.	1.2
TOTAL # OF UNITS LISTED	79	66	17	89	vs.	88

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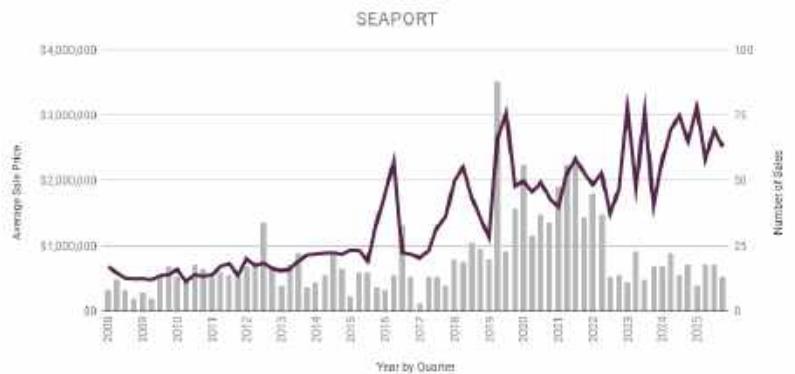
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# SEAPORT MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

	Year-Over-Year						
	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$1,617	\$1,508	\$1,715	\$1,738	vs.	\$1,798	+ 3.4%
AVERAGE SALES PRICE	\$2,051,460	\$1,901,642	\$2,266,416	\$2,660,408	vs.	\$2,639,867	- .7%
AVERAGE SALES PRICE VS. LIST PRICE	98.44%	98.48%	97.5%	97.43%	vs.	97.15%	- .2%
AVERAGE DOM (DAYS ON MARKET)	54	85	69	81	vs.	97	+ 19.7%
TOTAL TRANSACTIONS	198	116	65	71	vs.	59	- 16.9%
TOTAL DOLLAR VOLUME SOLD	\$406,189,135	\$220,590,515	\$147,317,055	\$188,889,000	vs.	\$155,752,190	- 17.5%
AVERAGE ABSORPTION RATE	35.11%	46.43%	15.4%	13.45%	vs.	16.95%	+ 26%
AVERAGE MONTHS INVENTORY SUPPLY	2.85	2.15	6.46	7.44	vs.	5.9	- 20.7%
TOTAL # OF UNITS LISTED	325	193	201	162	vs.	175	+ 8%

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# SOUTH BOSTON MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

## Year-Over-Year

	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$772	\$813	\$794	\$806	vs.	\$832	+ 3.2%
AVERAGE SALES PRICE	\$832,174	\$856,224	\$872,649	\$948,629	vs.	\$956,061	+ .7%
AVERAGE SALES PRICE VS. LIST PRICE	98.96%	99.1%	98.42%	97.91%	vs.	98.32%	+ .4%
AVERAGE DOM (DAYS ON MARKET)	51	44	46	50	vs.	49	- 2%
TOTAL TRANSACTIONS	692	440	319	338	vs.	388	+ 14.7%
TOTAL DOLLAR VOLUME SOLD	\$388,941,898	\$376,738,626	\$278,375,257	\$320,636,666	vs.	\$370,952,009	+ 15.6%
AVERAGE ABSORPTION RATE	113.24%	104.76%	75.95%	64.02%	vs.	72.22%	+ 10%
AVERAGE MONTHS INVENTORY SUPPLY	.88	.95	1.32	1.56	vs.	1.38	- 8.9%
TOTAL # OF UNITS LISTED	830	579	507	548	vs.	659	+ 20.2%

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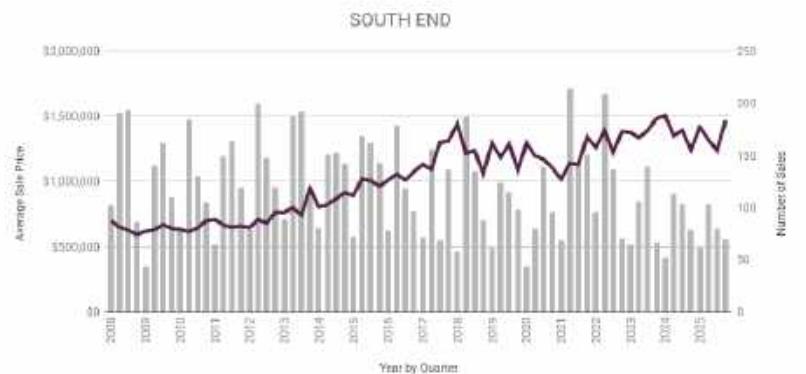
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# SOUTH END MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

Year-Over-Year						
	2021	2022	2023	2024	vs.	2025
AVERAGE PRICE PER FOOT	\$1,072	\$1,142	\$1,127	\$1,132	vs.	\$1,142
AVERAGE SALES PRICE	\$1,178,603	\$1,321,424	\$1,389,696	\$1,364,947	vs.	\$1,348,874
AVERAGE SALES PRICE VS. LIST PRICE	99.51%	100.01%	98.9%	99.07%	vs.	98.32%
AVERAGE DOM (DAYS ON MARKET)	50	41	44	50	vs.	48
TOTAL TRANSACTIONS	577	518	378	349	vs.	319
TOTAL DOLLAR VOLUME SOLD	\$680,054,012	\$684,497,673	\$525,305,133	\$476,366,580	vs.	\$430,290,819
AVERAGE ABSORPTION RATE	72.26%	76.02%	73.26%	78.6%	vs.	44.44%
AVERAGE MONTHS INVENTORY SUPPLY	1.38	1.32	1.37	1.27	vs.	2.25
TOTAL # OF UNITS LISTED	788	846	549	586	vs.	623

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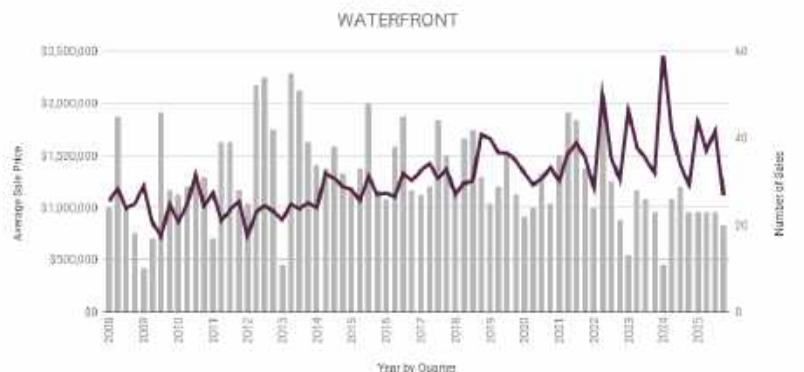
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# WATERFRONT MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

Year-Over-Year							
	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$1,063	\$1,098	\$1,135	\$1,097	vs.	\$1,190	+ 8.4%
AVERAGE SALES PRICE	\$1,483,420	\$1,617,770	\$1,531,305	\$1,588,841	vs.	\$1,782,561	+ 12.1%
AVERAGE SALES PRICE VS. LIST PRICE	96.83%	96.28%	96.75%	96.6%	vs.	96.15%	- .4%
AVERAGE DOM (DAYS ON MARKET)	88	71	69	75	vs.	77	+ 2.6%
TOTAL TRANSACTIONS	160	124	93	89	vs.	90	+ 1.1%
TOTAL DOLLAR VOLUME SOLD	\$237,347,237	\$200,603,600	\$142,411,400	\$141,406,885	vs.	\$160,430,500	+ 13.4%
AVERAGE ABSORPTION RATE	45.98%	60.78%	25.83%	22.47%	vs.	19.74%	- 12.1%
AVERAGE MONTHS INVENTORY SUPPLY	2.18	1.65	3.87	4.45	vs.	5.07	+ 13.9%
TOTAL # OF UNITS LISTED	229	178	168	182	vs.	191	+ 4.9%

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# WEST END MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

Year-Over-Year						
	2021	2022	2023	2024	vs.	2025
AVERAGE PRICE PER FOOT	\$641	\$644	\$669	\$631	vs.	\$641
AVERAGE SALES PRICE	\$591,552	\$598,191	\$576,334	\$570,994	vs.	\$602,672
AVERAGE SALES PRICE VS. LIST PRICE	99.2%	98.58%	97.52%	98.95%	vs.	97.86%
AVERAGE DOM (DAYS ON MARKET)	54	57	131	77	vs.	77
TOTAL TRANSACTIONS	31	30	29	37	vs.	29
TOTAL DOLLAR VOLUME SOLD	\$18,338,141	\$17,945,750	\$16,713,700	\$21,126,800	vs.	\$17,477,500
AVERAGE ABSORPTION RATE	25.83%	16.67%	48.33%	44.05%	vs.	30.21%
AVERAGE MONTHS INVENTORY SUPPLY	3.87	6	2.07	2.02	vs.	3.31
TOTAL # OF UNITS LISTED	59	52	41	53	vs.	42

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# WEST ROXBURY MARKET DATA

BERKSHIRE  
HATHAWAY  
HOMESERVICES  
WARREN  
RESIDENTIAL

## Year-Over-Year

	2021	2022	2023	2024	vs.	2025	Change
AVERAGE PRICE PER FOOT	\$425	\$479	\$546	\$563	vs.	\$518	- 8%
AVERAGE SALES PRICE	\$505,892	\$482,625	\$602,392	\$591,684	vs.	\$643,448	+ 8.7%
AVERAGE SALES PRICE VS. LIST PRICE	101.51%	101.09%	99.63%	99.37%	vs.	100.5%	+ 1.1%
AVERAGE DOM (DAYS ON MARKET)	37	27	36	37	vs.	40	+ 8.1%
TOTAL TRANSACTIONS	94	96	85	53	vs.	70	+ 32%
TOTAL DOLLAR VOLUME SOLD	\$8,605,450	\$45,366,766	\$56,083,388	\$31,359,300	vs.	\$45,041,394	+ 43.6%
AVERAGE ABSORPTION RATE	195.83%	200%	118.06%	63.1%	vs.	58.33%	- 7.5%
AVERAGE MONTHS INVENTORY SUPPLY	.51	.50	.85	1.58	vs.	1.71	+ 8.2%
TOTAL # OF UNITS LISTED	106	107	99	76	vs.	110	+ 44.7%

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## NOTES

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### 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?

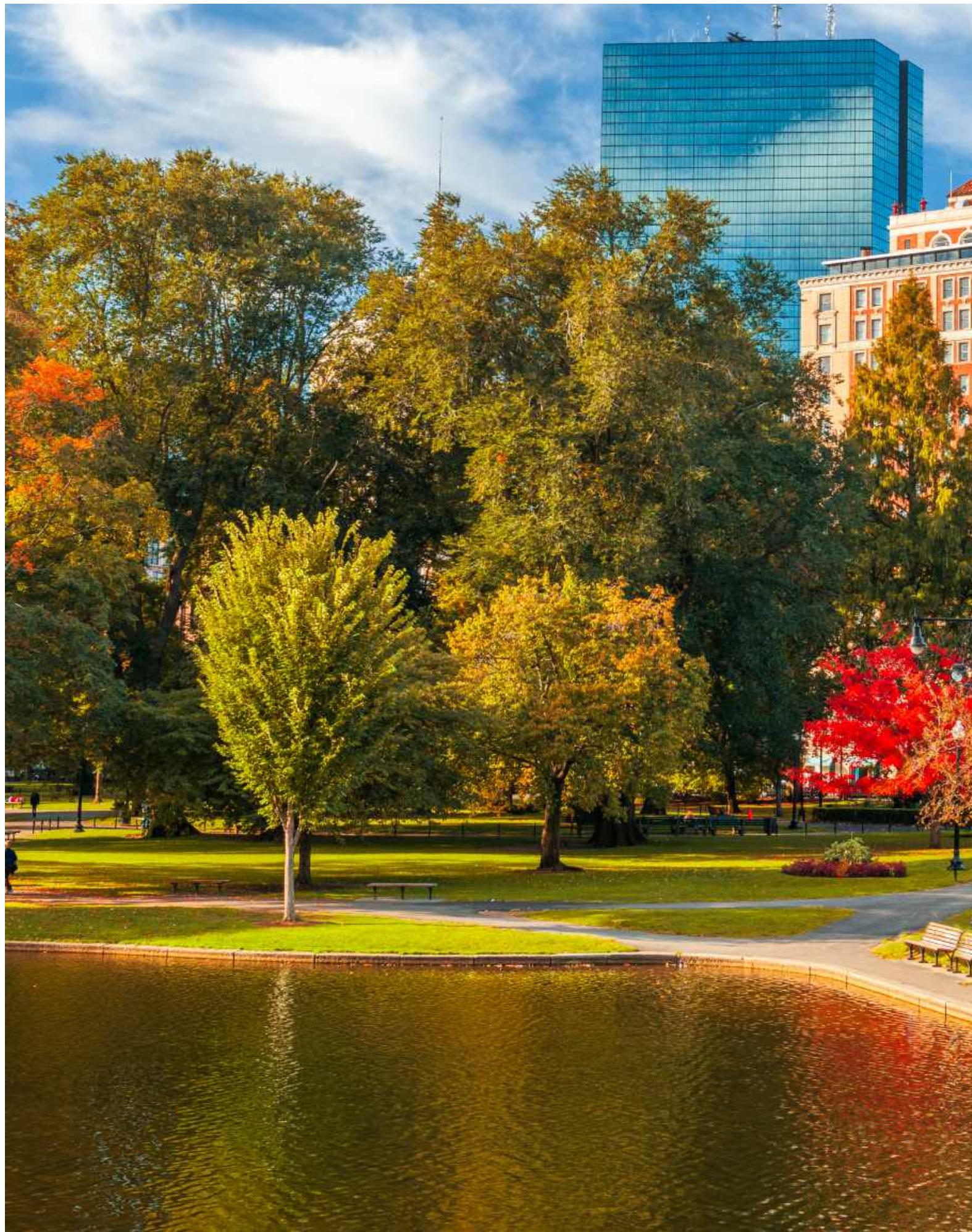
When a new development is completed, we often see large amounts of closings happen in a short period of time. This can dramatically skew the quarterly market statistics for a particular neighborhood. With that said, there are also cases where new construction units were never listed on MLS and therefore 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 MLS 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.





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