

BOSTON MARKET DATA
BY NEIGHBORHOOD

2022
Q4



THE **WARREN REPORT**

CONDO EDITION

warrenre.com

535 Boylston Street
Boston, MA 02116



**BERKSHIRE
HATHAWAY**
Home Services
Warren Residential

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CONTENTS

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

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YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES -10.2%

Average Sale Price

SUPPLY +130%

Approx. Months Supply

SALES -69.7%

Closed Sales

ABSORPTION RATE -56.6%

Approximate

MARKET TIME +49 DAYS

Days On Market

NEGOTIABILITY -2.2%

Listing Discount

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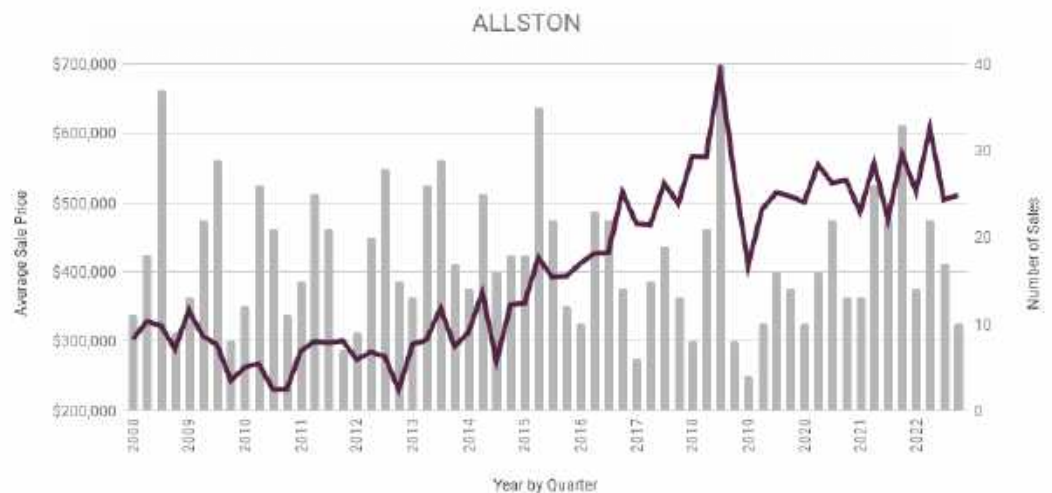


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	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$600	\$647	\$609	\$657	\$558
AVERAGE SALES PRICE	\$539,587	\$509,728	\$532,492	\$569,572	\$511,300
AVERAGE SALES PRICE VS. LIST PRICE	101.2%	97.85%	98.86%	99.74%	97.54%
AVERAGE DOM (DAYS ON MARKET)	20	44	28	45	94
TOTAL TRANSACTIONS	8	14	13	33	10
TOTAL DOLLAR VOLUME SOLD	\$4,316,700	\$7,136,193	\$6,922,400	\$18,795,897	\$5,113,000
APPROXIMATE ABSORPTION RATE	213.8%	46.88%	41.03%	98.96%	42.95%
APPROXIMATE MONTHS INVENTORY SUPPLY	.47	2.13	2.44	1.01	2.33
TOTAL NUMBER OF UNITS LISTED	3	14	22	20	17



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YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES -18.18%

Average Sale Price

SUPPLY +39.09%

Approx. Months Supply

SALES -32.2%

Closed Sales

ABSORPTION RATE -27.9%

Approximate

MARKET TIME -16 DAYS

Days On Market

NEGOTIABILITY +1.81%

Listing Discount

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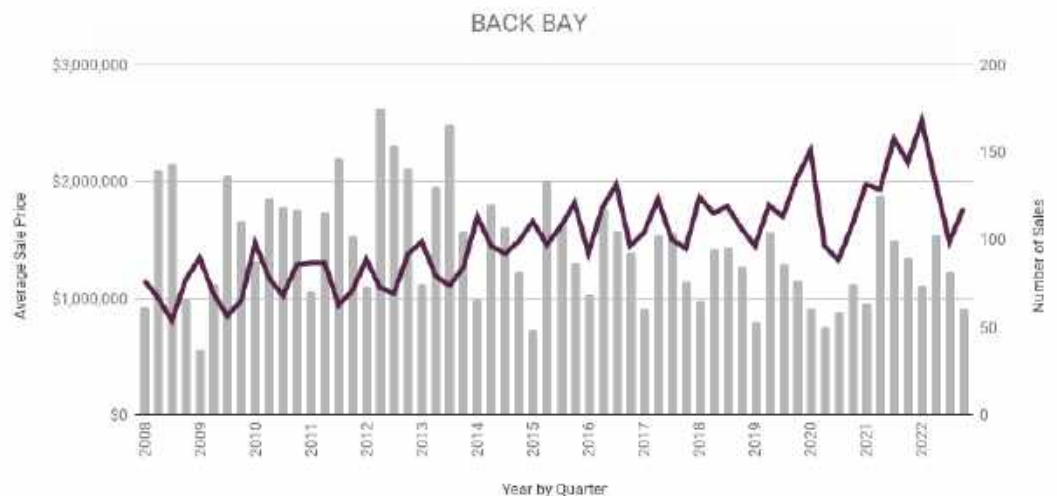


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AVERAGE PRICE PER FOOT	\$1,249	\$1,254	\$1,212	\$1,362	\$1,305
AVERAGE SALES PRICE	\$1,600,390	\$2,026,370	\$1,629,370	\$2,166,194	\$1,722,274
AVERAGE SALES PRICE VS. LIST PRICE	98.41%	94.4%	93.83%	94.99%	96.70%
AVERAGE DOM (DAYS ON MARKET)	66	84	74	75	59
TOTAL TRANSACTIONS	85	77	75	90	61
TOTAL DOLLAR VOLUME SOLD	\$136,033,150	\$156,030,500	\$122,202,795	\$194,957,500	\$108,108,750
APPROXIMATE ABSORPTION RATE	45.07%	36.26%	17.37%	50.66%	36.49%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.19	2.76	5.76	1.97	2.74
TOTAL NUMBER OF UNITS LISTED	79	75	93	75	70



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YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES

Average Sale Price

N/A

SUPPLY

Approx. Months Supply

+71%

SALES

Closed Sales

N/A

ABSORPTION RATE

Approximate

-41.67%

MARKET TIME

Days On Market

-108 DAYS

NEGOTIABILITY

Listing Discount

N/A

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Q4:18

Q4:19

Q4:20

Q4:21

Q4:22

AVERAGE
PRICE PER FOOT

\$1,088

\$1,231

\$828

\$977

\$0

AVERAGE
SALES PRICE

\$544,375

\$1,682,000

\$1,080,000

\$745,000

\$0

AVERAGE
SALES PRICE VS. LIST PRICE

99.16%

100.3%

100.51%

99.47%

0%

AVERAGE
DOM (DAYS ON MARKET)

41

22

41

108

0

TOTAL
TRANSACTIONS

2

5

2

1

0

TOTAL
DOLLAR VOLUME SOLD

\$1,088,750

\$8,410,000

\$2,160,000

\$745,000

\$0

APPROXIMATE
ABSORPTION RATE

38.89%

66.6%

30.56%

100%

58.33%

APPROXIMATE
MONTHS INVENTORY SUPPLY

2.57

1.5

3.27

1.0

1.71

TOTAL
NUMBER OF UNITS LISTED

8

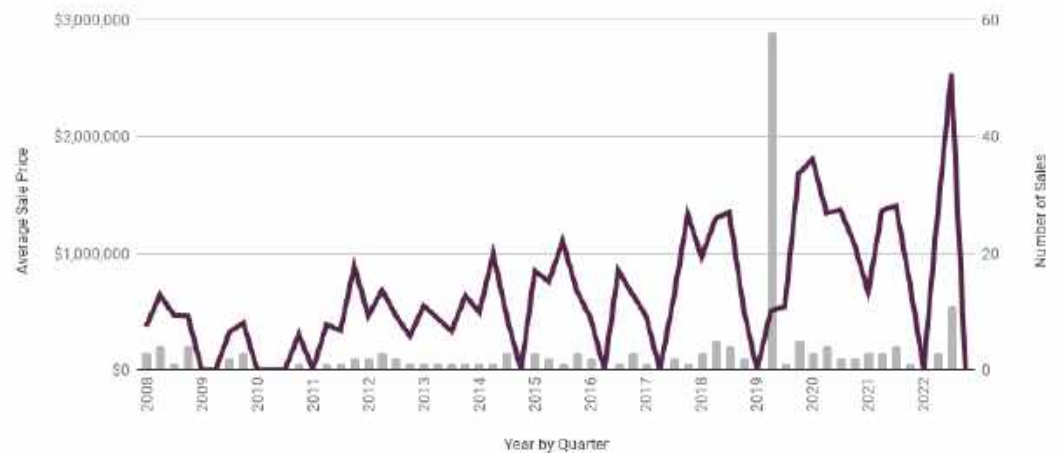
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6

0

2

BAY VILLAGE



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YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES +2.47%

Average Sale Price

SUPPLY +39.06%

Approx. Months Supply

SALES -23.8%

Closed Sales

ABSORPTION RATE -27.9%

Approximate

MARKET TIME +29 DAYS

Days On Market

NEGOTIABILITY -1.71%

Listing Discount

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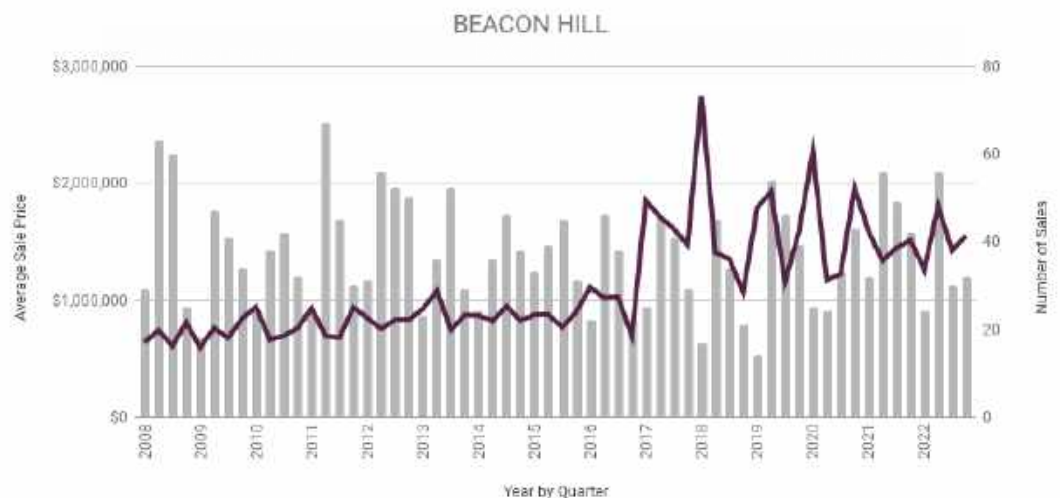


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	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$1,079	\$1,197	\$1,326	\$1,215	\$1,214
AVERAGE SALES PRICE	\$1,064,345	\$1,581,848	\$1,957,755	\$1,510,277	\$1,547,566
AVERAGE SALES PRICE VS. LIST PRICE	98.36%	99.33%	96.21%	96.14%	94.5%
AVERAGE DOM (DAYS ON MARKET)	53	57	46	54	83
TOTAL TRANSACTIONS	21	39	43	42	32
TOTAL DOLLAR VOLUME SOLD	\$22,351,250	\$61,692,089	\$84,183,499	\$63,431,650	\$49,522,112
APPROXIMATE ABSORPTION RATE	58.33%	55.8%	23.7%	52.01%	37.5%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.72	1.79	4.22	1.92	2.67
TOTAL NUMBER OF UNITS LISTED	29	42	33	38	26



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YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES -10.7%

Average Sale Price

SUPPLY +18.1%

Approx. Months Supply

SALES -20.9%

Closed Sales

ABSORPTION RATE -15.6%

Approximate

MARKET TIME +14 DAYS

Days On Market

NEGOTIABILITY -.86%

Listing Discount

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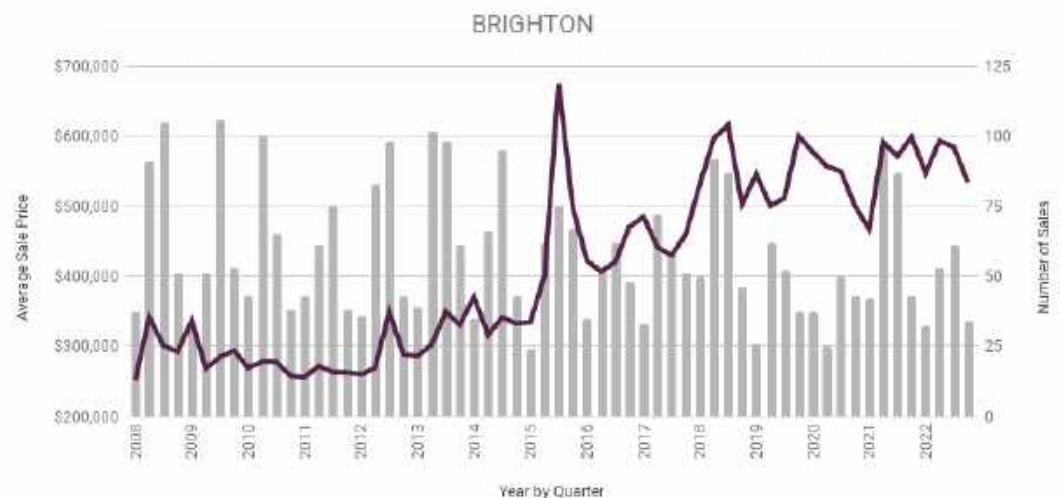


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	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$605	\$686	\$568	\$621	\$601
AVERAGE SALES PRICE	\$503,436	\$600,289	\$500,566	\$598,558	\$534,264
AVERAGE SALES PRICE VS. LIST PRICE	100.01%	98.89%	97.97%	98.43%	97.58%
AVERAGE DOM (DAYS ON MARKET)	38	46	43	60	74
TOTAL TRANSACTIONS	46	37	43	43	34
TOTAL DOLLAR VOLUME SOLD	\$23,158,100	\$22,210,700	\$21,524,376	\$25,738,000	\$18,165,001
APPROXIMATE ABSORPTION RATE	164.29%	86.27%	34.65%	86.54%	73.02%
APPROXIMATE MONTHS INVENTORY SUPPLY	.61	1.16	2.89	1.16	1.37
TOTAL NUMBER OF UNITS LISTED	36	31	53	58	46



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YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES +9.6%

Average Sale Price

SUPPLY +20.37%

Approx. Months Supply

SALES -30.19%

Closed Sales

ABSORPTION RATE -16.02%

Approximate

MARKET TIME +8 DAYS

Days On Market

NEGOTIABILITY -1.05%

Listing Discount

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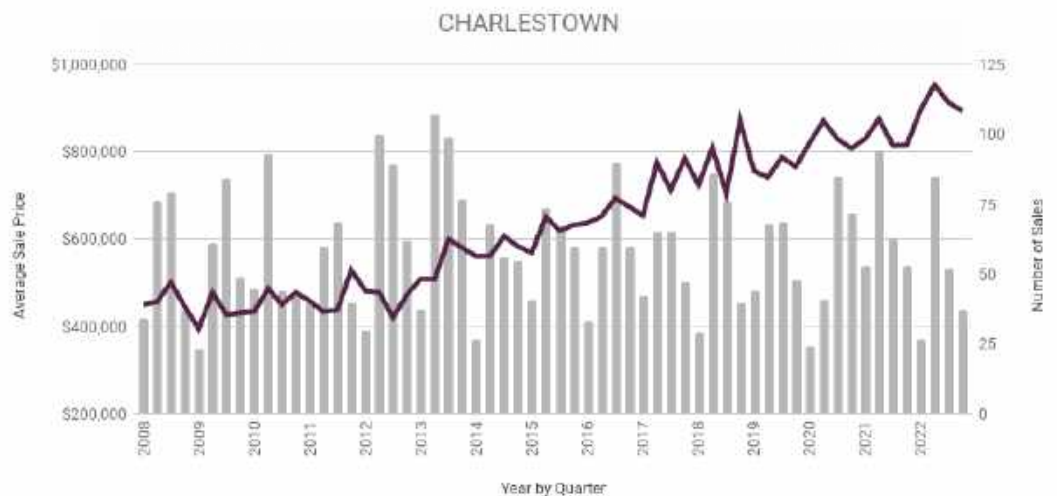


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	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$727	\$721	\$759	\$797	\$820
AVERAGE SALES PRICE	\$871,903	\$766,854	\$807,954	\$815,790	\$984,079
AVERAGE SALES PRICE VS. LIST PRICE	100.75%	99.25%	98.94%	100.18%	99.13%
AVERAGE DOM (DAYS ON MARKET)	38	40	39	30	38
TOTAL TRANSACTIONS	40	48	72	53	37
TOTAL DOLLAR VOLUME SOLD	\$34,876,121	\$36,809,018	\$58,172,749	\$43,236,900	\$33,080,950
APPROXIMATE ABSORPTION RATE	128.89%	298.61%	51.39%	184.03%	154.55%
APPROXIMATE MONTHS INVENTORY SUPPLY	.78	.33	1.95	.54	.65
TOTAL NUMBER OF UNITS LISTED	44	35	65	37	26



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YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES -2.47%

Average Sale Price

SUPPLY -9.62%

Approx. Months Supply

SALES -45.4%

Closed Sales

ABSORPTION RATE +10.4%

Approximate

MARKET TIME +4 DAYS

Days On Market

NEGOTIABILITY -1.2%

Listing Discount

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	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$418	\$455	\$454	\$481	\$467
AVERAGE SALES PRICE	\$476,634	\$530,533	\$516,192	\$584,963	\$570,511
AVERAGE SALES PRICE VS. LIST PRICE	98.82%	98.52%	99.07%	99.61%	98.36%
AVERAGE DOM (DAYS ON MARKET)	40	51	37	43	39
TOTAL TRANSACTIONS	44	48	57	66	36
TOTAL DOLLAR VOLUME SOLD	\$20,971,902	\$25,465,610	\$29,423,000	\$38,607,599	\$20,538,400
APPROXIMATE ABSORPTION RATE	40.65%	110.19%	71.15%	95.83%	105.88%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.46	.91	1.41	1.04	.94
TOTAL NUMBER OF UNITS LISTED	67	51	55	69	29



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YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES +19.5%

Average Sale Price

SUPPLY +43.8%

Approx. Months Supply

SALES +75%

Closed Sales

ABSORPTION RATE -30.4%

Approximate

MARKET TIME -6 DAYS

Days On Market

NEGOTIABILITY -3.2%

Listing Discount

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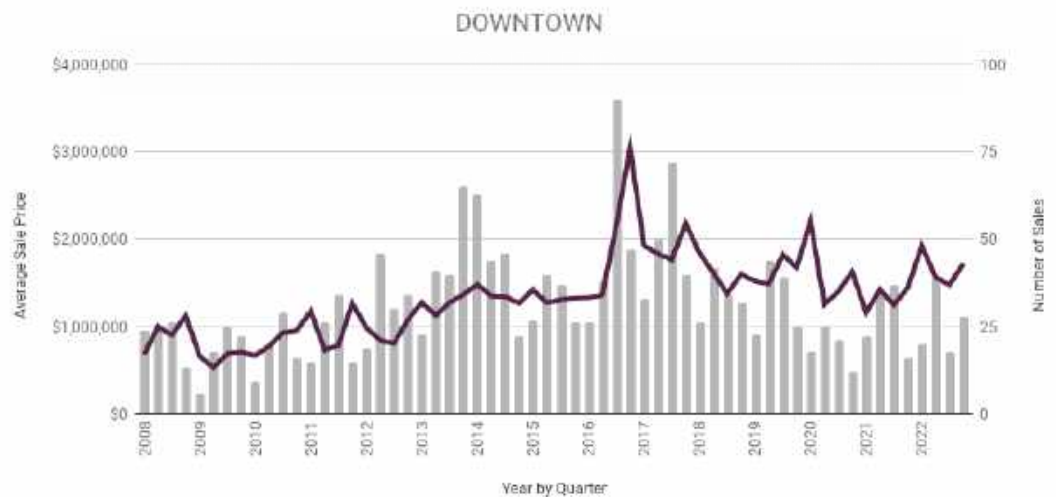


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	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$1,175	\$1,149	\$1,055	\$996	\$1,142
AVERAGE SALES PRICE	\$1,378,764	\$1,678,960	\$1,630,416	\$1,443,743	\$1,726,196
AVERAGE SALES PRICE VS. LIST PRICE	96.98%	94.75%	95.25%	97.27%	94.08%
AVERAGE DOM (DAYS ON MARKET)	103	78	46	81	75
TOTAL TRANSACTIONS	32	25	12	16	28
TOTAL DOLLAR VOLUME SOLD	\$51,192,000	\$41,974,000	\$19,565,000	\$23,099,890	\$48,333,500
APPROXIMATE ABSORPTION RATE	17.4%	22.9%	9.31%	22.71%	15.79%
APPROXIMATE MONTHS INVENTORY SUPPLY	5.73	4.36	10.74	4.4	6.33
TOTAL NUMBER OF UNITS LISTED	1	31	38	28	46



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

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YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES -9.2%

Average Sale Price

SUPPLY +134%

Approx. Months Supply

SALES -42.4%

Closed Sales

ABSORPTION RATE -57.2%

Approximate

MARKET TIME -48 DAYS

Days On Market

NEGOTIABILITY -1.9%

Listing Discount

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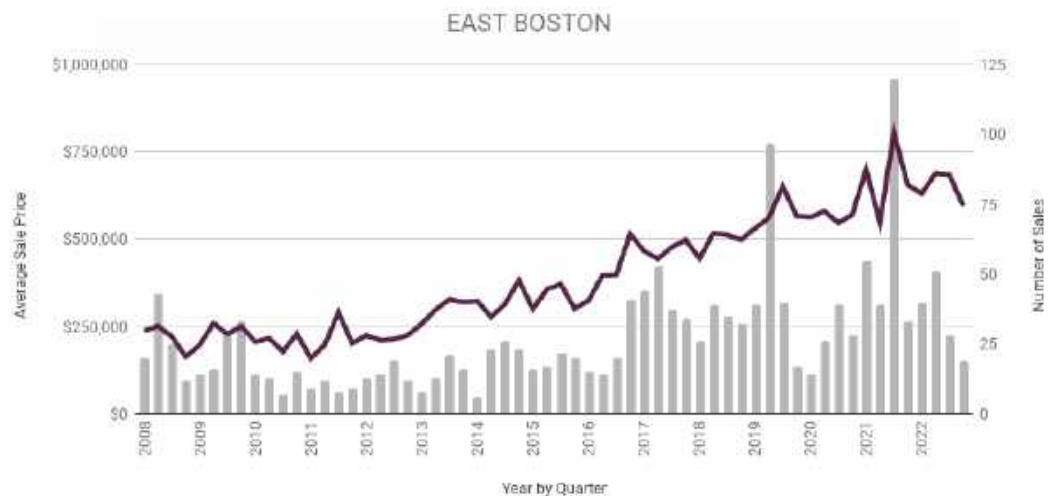


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	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$534	\$609	\$524	\$798	\$645
AVERAGE SALES PRICE	\$498,421	\$566,958	\$570,519	\$655,790	\$595,068
AVERAGE SALES PRICE VS. LIST PRICE	99.7%	97.94%	98.86%	99.69%	97.79%
AVERAGE DOM (DAYS ON MARKET)	37	56	57	84	36
TOTAL TRANSACTIONS	32	17	28	33	19
TOTAL DOLLAR VOLUME SOLD	\$15,949,500	\$9,638,299	\$15,974,555	\$21,641,100	\$11,306,300
APPROXIMATE ABSORPTION RATE	55%	48.33%	15.66%	113.58%	48.61%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.82	2.07	6.39	.88	2.06
TOTAL NUMBER OF UNITS LISTED	57	41	72	49	30



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Q4:22 vs. Q4:21

PRICES +27.7%

Average Sale Price

SUPPLY N/A

Approx. Months Supply

SALES -35.2%

Closed Sales

ABSORPTION RATE +.15%

Approximate

MARKET TIME +37 DAYS

Days On Market

NEGOTIABILITY -2.5%

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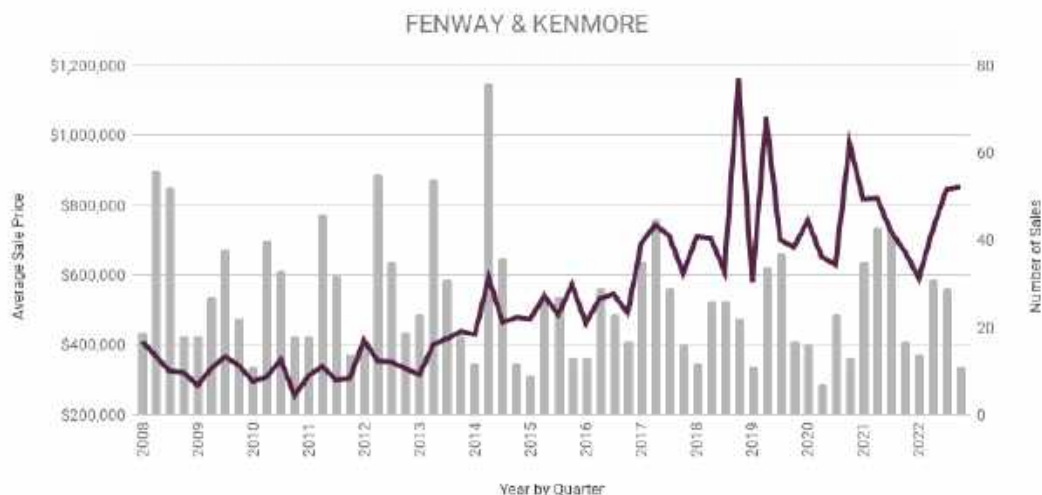


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	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$1,140	\$1,021	\$1,003	\$935	\$918
AVERAGE SALES PRICE	\$1,164,436	\$680,538	\$979,461	\$667,671	\$853,181
AVERAGE SALES PRICE VS. LIST PRICE	95.75%	101.62%	96.46%	99.27%	96.7%
AVERAGE DOM (DAYS ON MARKET)	52	64	53	42	79
TOTAL TRANSACTIONS	22	17	13	17	11
TOTAL DOLLAR VOLUME SOLD	\$25,617,599	\$11,569,150	\$12,733,000	\$11,350,416	\$9,385,000
APPROXIMATE ABSORPTION RATE	55.13%	85.83%	29.9%	144.79%	145%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.81	1.17	3.34	.69	.69
TOTAL NUMBER OF UNITS LISTED	24	16	22	16	13



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YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES +1.8%

Average Sale Price

SUPPLY -134%

Approx. Months Supply

SALES -26.5%

Closed Sales

ABSORPTION RATE -57%

Approximate

MARKET TIME +1 DAYS

Days On Market

NEGOTIABILITY -1.42%

Listing Discount

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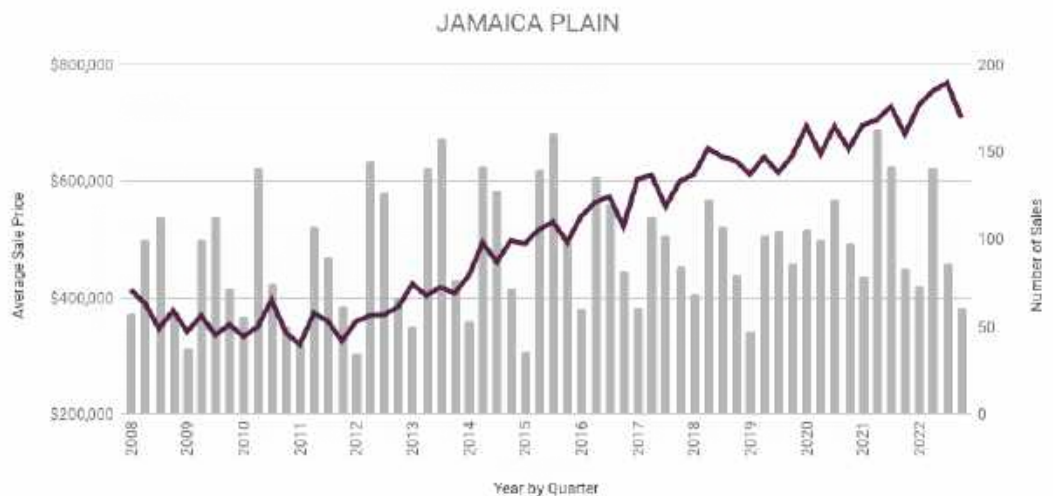


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	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$513	\$517	\$548	\$580	\$592
AVERAGE SALES PRICE	\$634,784	\$643,670	\$655,408	\$680,814	\$693,283
AVERAGE SALES PRICE VS. LIST PRICE	103.22%	101.03%	100.9%	100.94%	99.5%
AVERAGE DOM (DAYS ON MARKET)	36	33	37	35	36
TOTAL TRANSACTIONS	80	64	98	83	61
TOTAL DOLLAR VOLUME SOLD	\$50,782,768	\$55,355,699	\$64,229,995	\$56,507,588	\$42,290,292
APPROXIMATE ABSORPTION RATE	126.67%	88.54%	73.13%	243.23%	104.6%
APPROXIMATE MONTHS INVENTORY SUPPLY	.79	1.13	1.37	.41	.96
TOTAL NUMBER OF UNITS LISTED	86	68	116	57	59



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES

Average Sale Price

N/A

SUPPLY

Approx. Months Supply

N/A

SALES

Closed Sales

N/A

ABSORPTION RATE

Approximate

N/A

MARKET TIME

Days On Market

-26 DAYS

NEGOTIABILITY

Listing Discount

N/A

Smart matters.

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

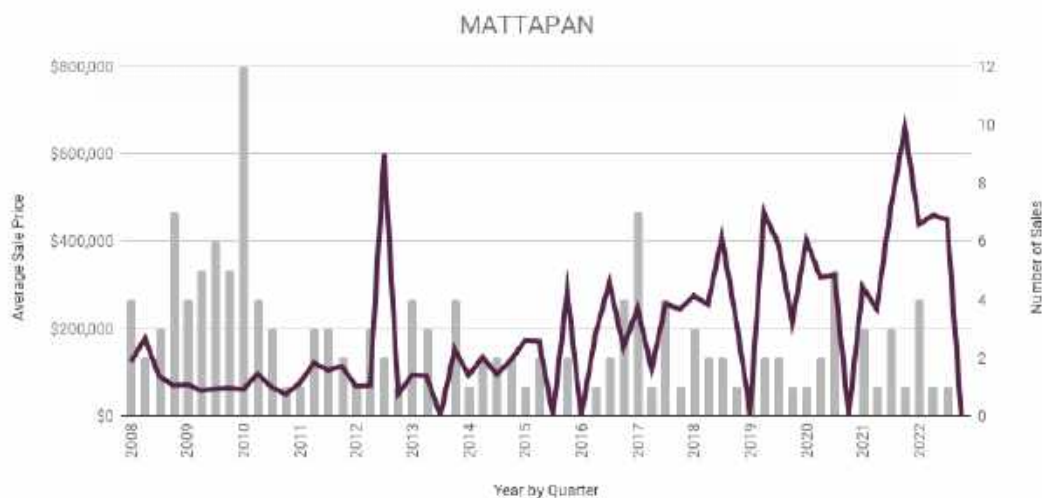


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$294	\$267	\$0	\$212	\$0
AVERAGE SALES PRICE	\$220,000	\$215,000	\$0	\$660,000	\$0
AVERAGE SALES PRICE VS. LIST PRICE	104.76%	95.56%	0%	97.2%	0%
AVERAGE DOM (DAYS ON MARKET)	6	67	0	26	0
TOTAL TRANSACTIONS	1	1	0	1	0
TOTAL DOLLAR VOLUME SOLD	\$220,000	\$215,000	\$0	\$660,000	\$0
APPROXIMATE ABSORPTION RATE	22.22%	50%	33.8%	13.3%	0%
APPROXIMATE MONTHS INVENTORY SUPPLY	4.5	1	3	7.5	0
TOTAL NUMBER OF UNITS LISTED	1	1	2	3	2



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES +55.9%

Average Sale Price

SUPPLY -17.5%

Approx. Months Supply

SALES -80%

Closed Sales

ABSORPTION RATE +21.4%

Approximate

MARKET TIME +66 DAYS

Days On Market

NEGOTIABILITY -2.9%

Listing Discount

Smart matters.

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

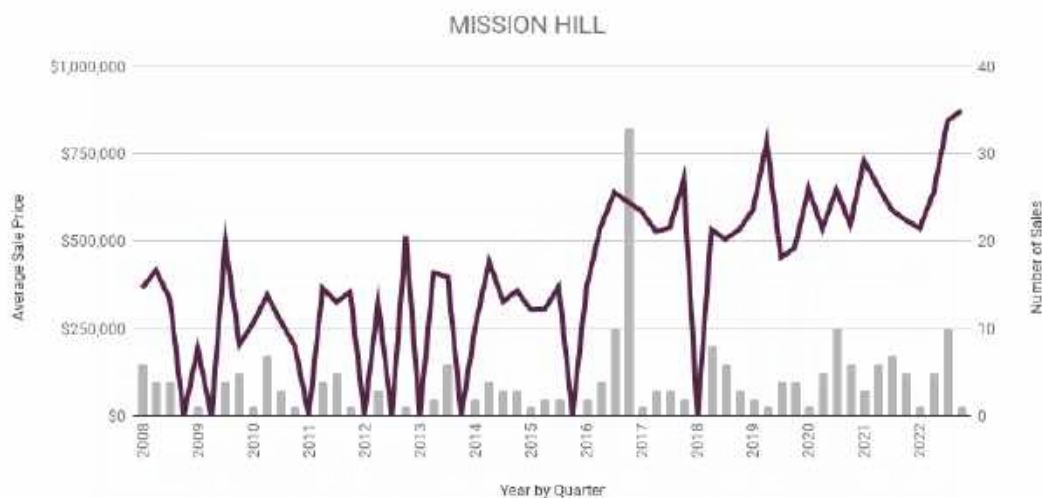


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$519	\$429	\$522	\$542	\$770
AVERAGE SALES PRICE	\$533,333	\$481,250	\$547,146	\$561,100	\$875,000
AVERAGE SALES PRICE VS. LIST PRICE	100.07%	102.2%	98.26%	100.3%	97.33%
AVERAGE DOM (DAYS ON MARKET)	24	69	88	38	104
TOTAL TRANSACTIONS	3	4	6	5	1
TOTAL DOLLAR VOLUME SOLD	\$1,599,999	\$1,925,000	\$3,282,881	\$2,805,500	\$875,000
APPROXIMATE ABSORPTION RATE	0%	45.83%	91.67%	58.33%	70.83%
APPROXIMATE MONTHS INVENTORY SUPPLY	0	2.18	1.09	1.71	1.41
TOTAL NUMBER OF UNITS LISTED	4	4	7	1	2



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES +47.07%

Average Sale Price

SUPPLY -14.8%

Approx. Months Supply

SALES +14.2%

Closed Sales

ABSORPTION RATE +17.9%

Approximate

MARKET TIME -22 DAYS

Days On Market

NEGOTIABILITY +1.02%

Listing Discount

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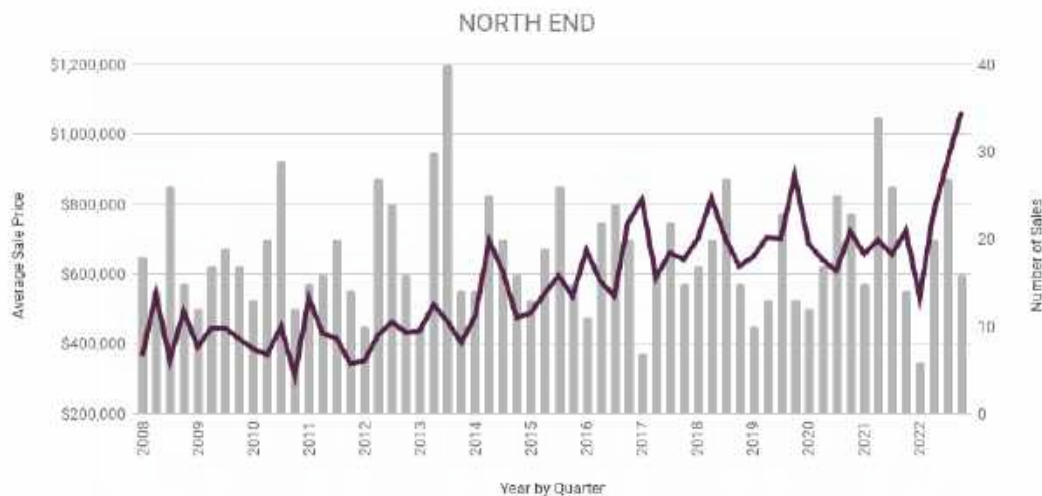


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$900	\$937	\$907	\$972	\$1,011
AVERAGE SALES PRICE	\$623,233	\$881,307	\$723,326	\$724,250	\$1,065,125
AVERAGE SALES PRICE VS. LIST PRICE	98.91%	97.75%	98.3%	97.22%	98.21%
AVERAGE DOM (DAYS ON MARKET)	48	41	55	65	43
TOTAL TRANSACTIONS	15	13	23	14	16
TOTAL DOLLAR VOLUME SOLD	\$9,348,499	\$11,456,999	\$16,636,500	\$10,139,500	\$17,042,000
APPROXIMATE ABSORPTION RATE	95.24%	98.33%	32.92%	82.41%	97.22%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.05	1.02	3.04	1.21	1.03
TOTAL NUMBER OF UNITS LISTED	15	17	26	14	16



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES +2.3%
Average Sale Price

SUPPLY +313%
Approx. Months Supply

SALES -30%
Closed Sales

ABSORPTION RATE -75.8%
Approximate

MARKET TIME -4 DAYS
Days On Market

NEGOTIABILITY -.48%
Listing Discount

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BERKSHIRE
HATHAWAY
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$418	\$414	\$418	\$454	\$495
AVERAGE SALES PRICE	\$474,423	\$437,287	\$538,783	\$565,584	\$579,048
AVERAGE SALES PRICE VS. LIST PRICE	100.68%	99.85%	100.47%	100.26%	99.78%
AVERAGE DOM (DAYS ON MARKET)	36	46	35	33	29
TOTAL TRANSACTIONS	44	40	60	40	28
TOTAL DOLLAR VOLUME SOLD	\$20,874,519	\$17,491,500	\$32,327,000	\$22,623,373	\$16,213,362
APPROXIMATE ABSORPTION RATE	111.81%	108.33%	98.44%	435.42%	105.13%
APPROXIMATE MONTHS INVENTORY SUPPLY	.89	.92	1.02	.23	.95
TOTAL NUMBER OF UNITS LISTED	40	43	50	30	33



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES -2.66%

Average Sale Price

SUPPLY -78.9%

Approx. Months Supply

SALES -58.3%

Closed Sales

ABSORPTION RATE +372%

Approximate

MARKET TIME +3 DAYS

Days On Market

NEGOTIABILITY +.51%

Listing Discount

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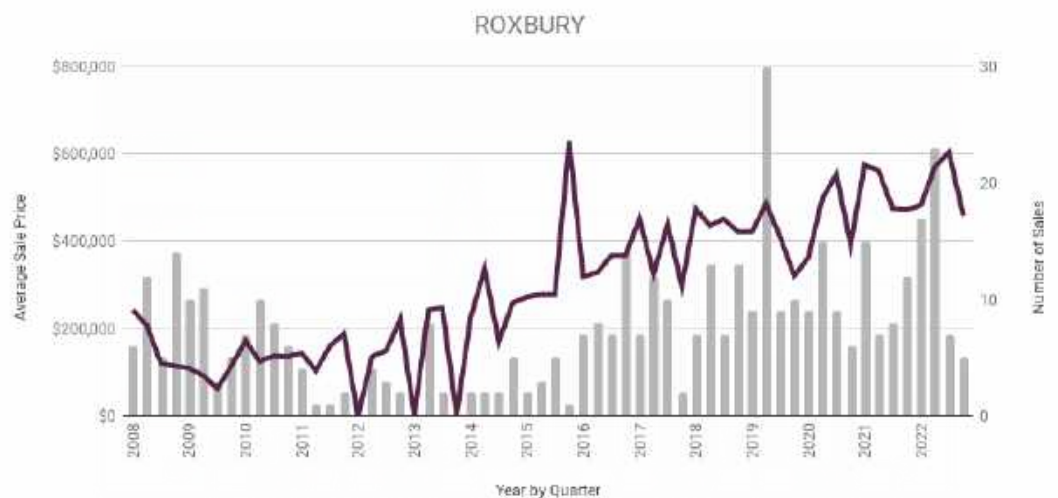


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$315	\$249	\$395	\$533	\$462
AVERAGE SALES PRICE	\$421,384	\$321,317	\$391,733	\$471,833	\$459,300
AVERAGE SALES PRICE VS. LIST PRICE	98.08%	99.7%	98.89%	96.94%	97.43%
AVERAGE DOM (DAYS ON MARKET)	46	27	31	29	32
TOTAL TRANSACTIONS	7	10	6	12	5
TOTAL DOLLAR VOLUME SOLD	\$3,159,814	\$3,213,178	\$2,350,400	\$5,662,000	\$2,296,500
APPROXIMATE ABSORPTION RATE	66.67%	70%	47.62%	30.56%	144.44%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.5	1.43	2.1	3.27	.69
TOTAL NUMBER OF UNITS LISTED	13	15	10	23	8



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES -11.9%

Average Sale Price

SUPPLY -24.5%

Approx. Months Supply

SALES -61.1%

Closed Sales

ABSORPTION RATE +32.2%

Approximate

MARKET TIME +14 DAYS

Days On Market

NEGOTIABILITY -2.4%

Listing Discount

Smart matters.

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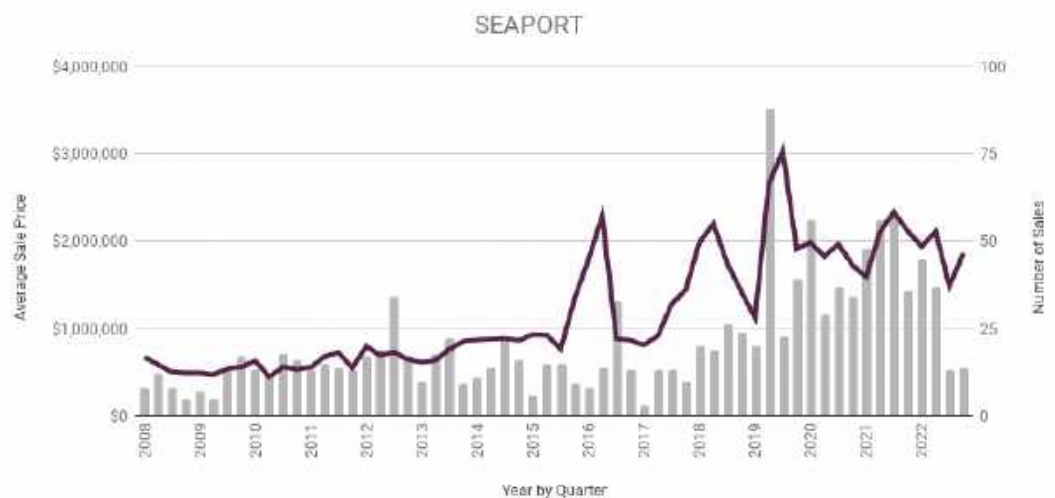


**BERKSHIRE
HATHAWAY**
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$1,249	\$1,813	\$1,606	\$1,637	\$1,538
AVERAGE SALES PRICE	\$1,427,708	\$21,915,419	\$1,728,721	\$2,117,918	\$1,864,714
AVERAGE SALES PRICE VS. LIST PRICE	95.72%	98.5%	97.09%	99.23%	96.76%
AVERAGE DOM (DAYS ON MARKET)	71	61	51	59	73
TOTAL TRANSACTIONS	24	39	34	36	14
TOTAL DOLLAR VOLUME SOLD	\$34,264,999	\$74,701,372	\$58,776,543	\$76,245,050	\$26,106,000
APPROXIMATE ABSORPTION RATE	23.18%	27.43%	42.47%	35.11%	46.43%
APPROXIMATE MONTHS INVENTORY SUPPLY	4.31	3.65	2.35	2.85	2.15
TOTAL NUMBER OF UNITS LISTED	35	76	49	70	17



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES -7.7%

Average Sale Price

SUPPLY +7.9%

Approx. Months Supply

SALES -58.3%

Closed Sales

ABSORPTION RATE -7.4%

Approximate

MARKET TIME +17 DAYS

Days On Market

NEGOTIABILITY -1.9%

Listing Discount

Smart matters.

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

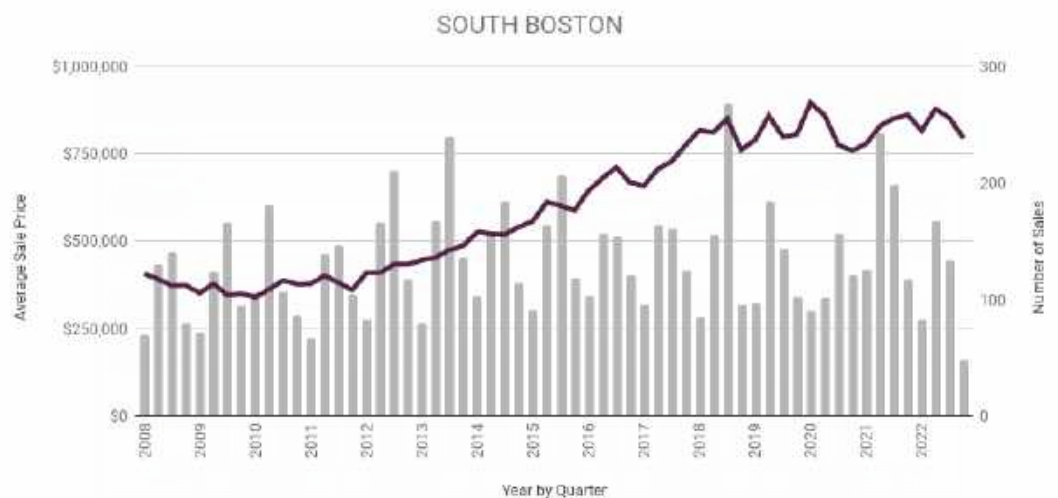


**BERKSHIRE
HATHAWAY**
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$731	\$725	\$740	\$792	\$779
AVERAGE SALES PRICE	\$761,525	\$806,247	\$759,120	\$862,315	\$795,906
AVERAGE SALES PRICE VS. LIST PRICE	99.08%	97.81%	97.56%	99.02%	97.04%
AVERAGE DOM (DAYS ON MARKET)	45	57	59	45	62
TOTAL TRANSACTIONS	96	102	121	117	71
TOTAL DOLLAR VOLUME SOLD	\$73,106,400	\$82,237,249	\$91,853,541	\$100,890,899	\$38,203,500
APPROXIMATE ABSORPTION RATE	61.04%	60.53%	35.32%	113.24%	104.76%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.64	1.65	2.83	.88	.95
TOTAL NUMBER OF UNITS LISTED	161	98	165	101	71



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES +2.9%

Average Sale Price

SUPPLY -4.3%

Approx. Months Supply

SALES -52.9%

Closed Sales

ABSORPTION RATE +5.01%

Approximate

MARKET TIME -6 DAYS

Days On Market

NEGOTIABILITY -1.2%

Listing Discount

Smart matters.

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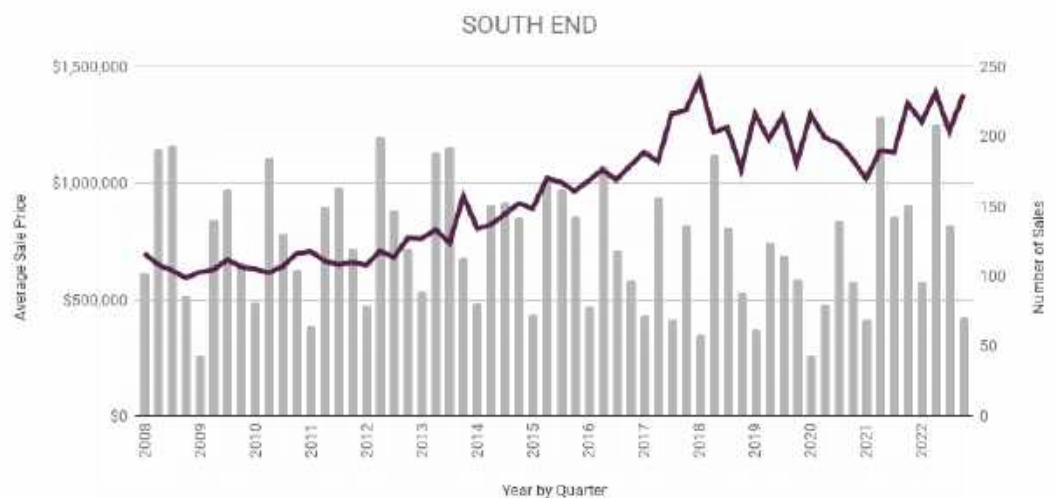


**BERKSHIRE
HATHAWAY**
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$1,013	\$1,014	\$977	\$1,116	\$1,169
AVERAGE SALES PRICE	\$1,059,311	\$1,087,101	\$1,103,283	\$1,342,906	\$1,381,827
AVERAGE SALES PRICE VS. LIST PRICE	99.12%	98.5%	97.51%	100%	98.75%
AVERAGE DOM (DAYS ON MARKET)	38	46	61	46	40
TOTAL TRANSACTIONS	88	98	96	151	71
TOTAL DOLLAR VOLUME SOLD	\$93,219,369	\$106,535,902	\$1,103,283	\$202,778,942	\$98,109,750
APPROXIMATE ABSORPTION RATE	86.97%	73.73%	27.85%	72.26%	75.88%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.15	1.36	3.59	1.38	1.32
TOTAL NUMBER OF UNITS LISTED	92	96	117	111	107



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES -14.1%

Average Sale Price

SUPPLY -24.3%

Approx. Months Supply

SALES -36.3%

Closed Sales

ABSORPTION RATE +32.1%

Approximate

MARKET TIME +31 DAYS

Days On Market

NEGOTIABILITY -1.5%

Listing Discount

Smart matters.

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**BERKSHIRE
HATHAWAY**
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

Q4:18

Q4:19

Q4:20

Q4:21

Q4:22

**AVERAGE
PRICE PER FOOT**

\$1,141

\$1,031

\$1,005

\$1,062

\$1,004

**AVERAGE
SALES PRICE**

\$1,698,285

\$1,450,657

\$1,385,977

\$1,479,669

\$1,270,909

**AVERAGE
SALES PRICE VS. LIST PRICE**

99.18%

95.99%

95.18%

97.1%

95.57%

**AVERAGE
DOM (DAYS ON MARKET)**

80

121

112

66

97

**TOTAL
TRANSACTIONS**

31

27

25

33

21

**TOTAL
DOLLAR VOLUME SOLD**

\$52,646,849

\$39,167,750

\$34,649,4425

\$48,829,100

\$26,689,100

**APPROXIMATE
ABSORPTION RATE**

33.1%

25%

14.94%

45.98%

60.78%

**APPROXIMATE
MONTHS INVENTORY SUPPLY**

3.02

4

6.69

2.18

1.65

**TOTAL
NUMBER OF UNITS LISTED**

34

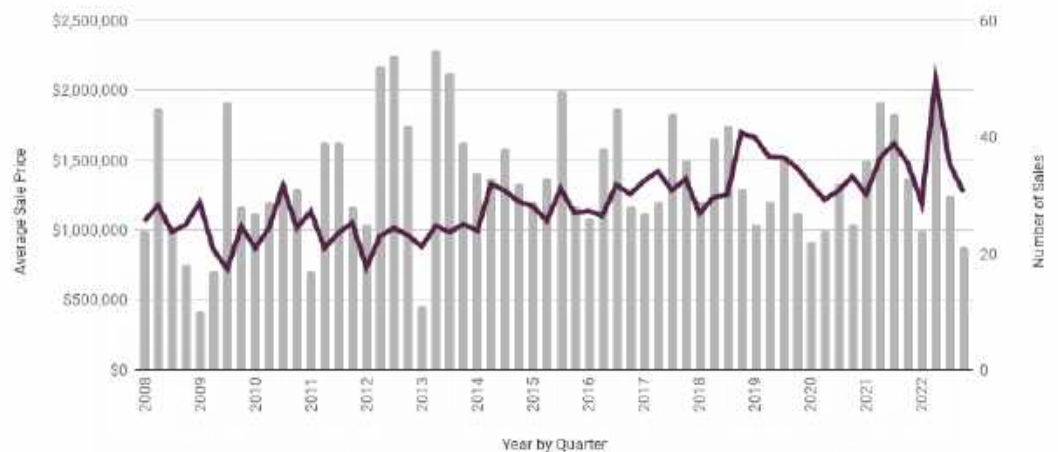
38

31

23

16

WATERFRONT



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THE WARREN REPORT
CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES -14.9%
Average Sale Price

SUPPLY +55%
Approx. Months Supply

SALES -33.3%
Closed Sales

ABSORPTION RATE -35.4%
Approximate

MARKET TIME +84 DAYS
Days On Market

NEGOTIABILITY -2.3%
Listing Discount

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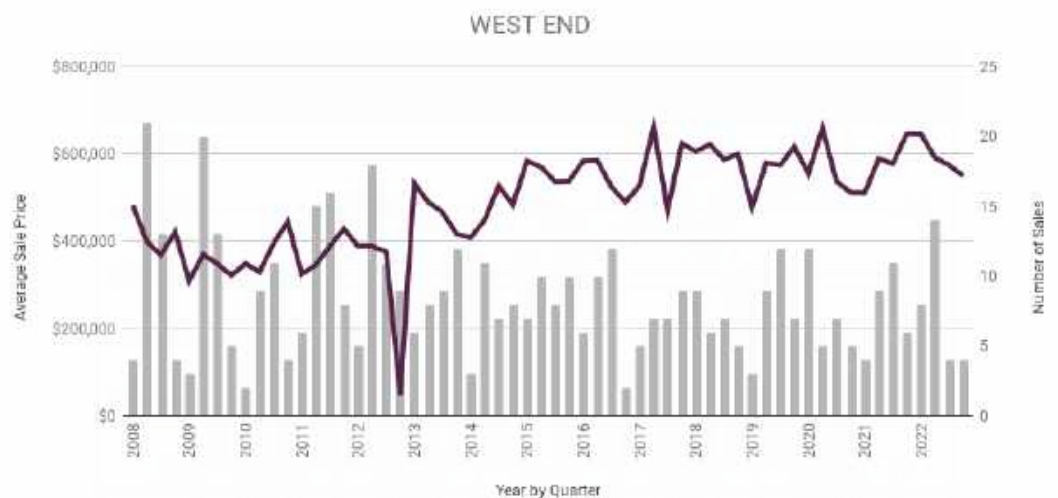


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$562	\$691	\$668	\$663	\$534
AVERAGE SALES PRICE	\$599,800	\$616,642	\$511,800	\$646,333	\$549,750
AVERAGE SALES PRICE VS. LIST PRICE	97.63%	99.99%	95.46%	98.28%	95.94%
AVERAGE DOM (DAYS ON MARKET)	59	71	63	41	125
TOTAL TRANSACTIONS	5	7	5	6	4
TOTAL DOLLAR VOLUME SOLD	\$2,999,000	\$4,316,500	\$2,599,000	\$3,878,000	\$2,199,000
APPROXIMATE ABSORPTION RATE	56.25%	64.58%	24.17%	25.83%	16.67%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.78	1.55	4.14	3.87	6
TOTAL NUMBER OF UNITS LISTED	4	5	12	12	6



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q4:22 vs. Q4:21

PRICES +53.2%

Average Sale Price

SUPPLY -1.9%

Approx. Months Supply

SALES +50%

Closed Sales

ABSORPTION RATE +2.1%

Approximate

MARKET TIME -17 DAYS

Days On Market

NEGOTIABILITY -.73%

Listing Discount

Smart matters.

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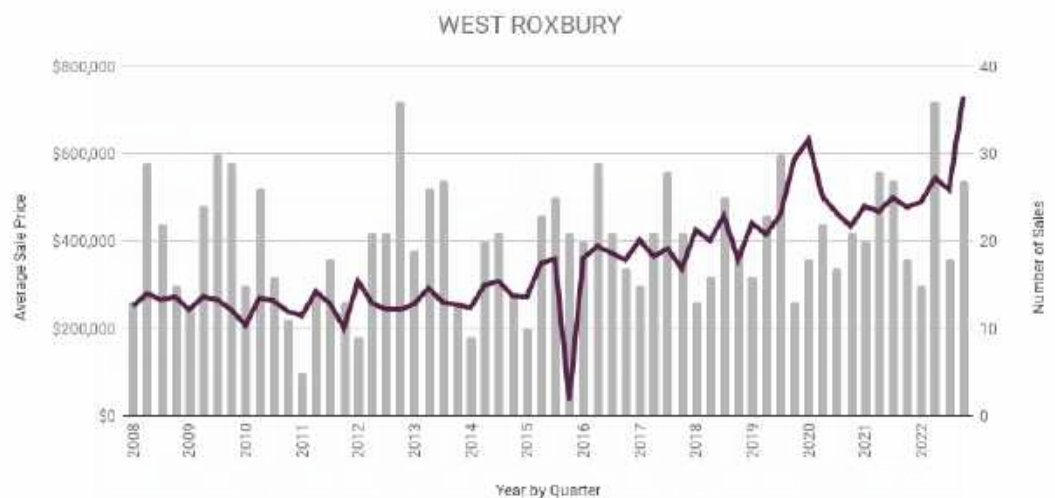


**BERKSHIRE
HATHAWAY**
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q4:18	Q4:19	Q4:20	Q4:21	Q4:22
AVERAGE PRICE PER FOOT	\$395	\$433	\$424	\$419	\$482
AVERAGE SALES PRICE	\$357,516	\$587,461	\$434,138	\$478,080	\$732,440
AVERAGE SALES PRICE VS. LIST PRICE	100.35%	99.33%	99.2%	101.15%	100.41%
AVERAGE DOM (DAYS ON MARKET)	31	48	43	39	22
TOTAL TRANSACTIONS	19	13	21	18	27
TOTAL DOLLAR VOLUME SOLD	\$6,792,808	\$7,637,000	\$9,116,900	\$8,605,450	\$19,775,900
APPROXIMATE ABSORPTION RATE	89.29%	63.33%	82.92%	195.83%	200%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.12	1.58	1.22	.51	.50
TOTAL NUMBER OF UNITS LISTED	17	26	22	12	27



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SOUTH END

ALLSTON

BAY VILLAGE

BRIGHTON

CHARLESTOWN

DORCHESTER

EAST BOSTON

JAMAICA PLAIN

NORTH END

SEAPORT

SOUTH BOSTON

warrenre.com

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