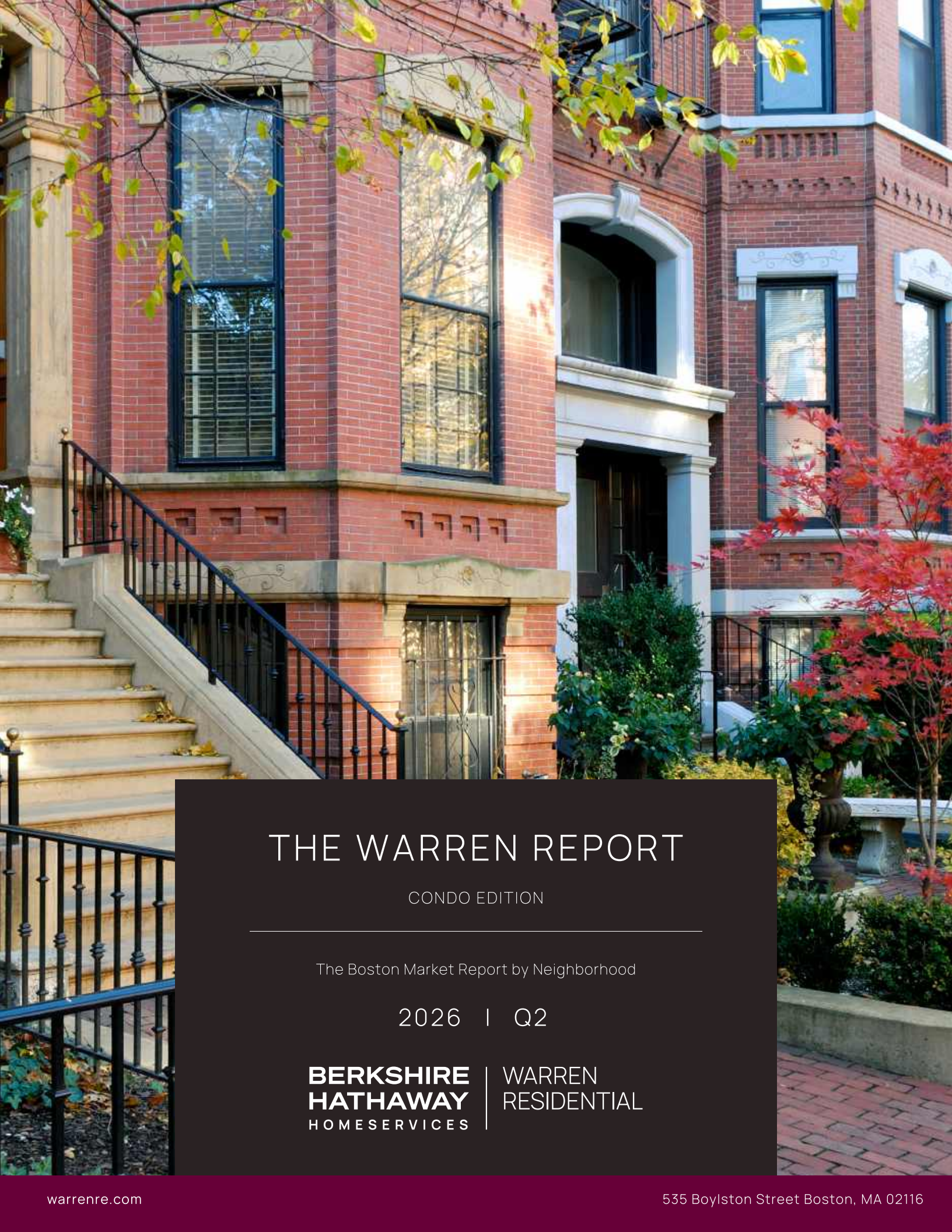




THE WARREN REPORT

CONDO EDITION

The Boston Market Report by Neighborhood

2026 | Q2

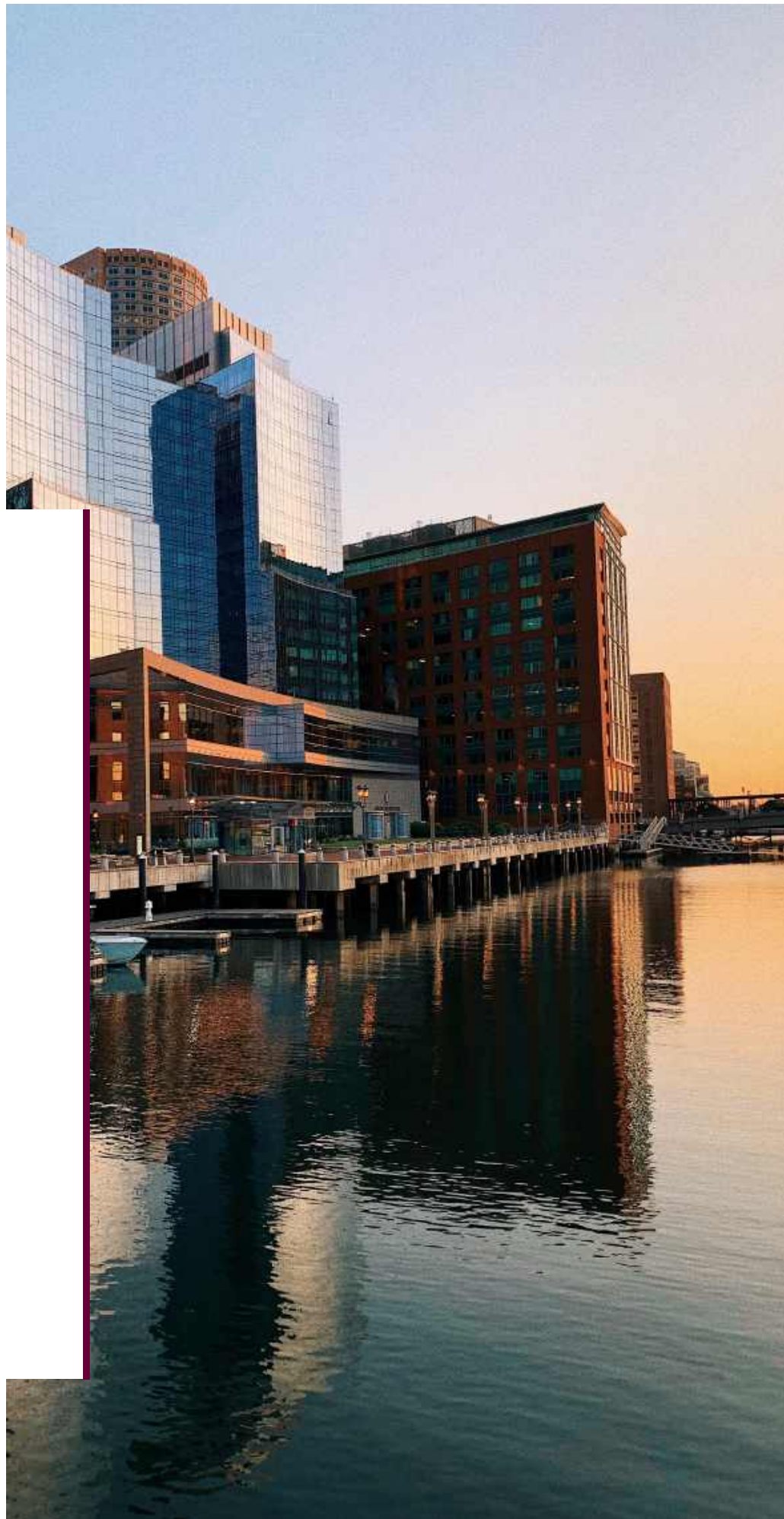
**BERKSHIRE
HATHAWAY**
HOMESERVICES

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.

BOSTON SNAPSHOT



BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

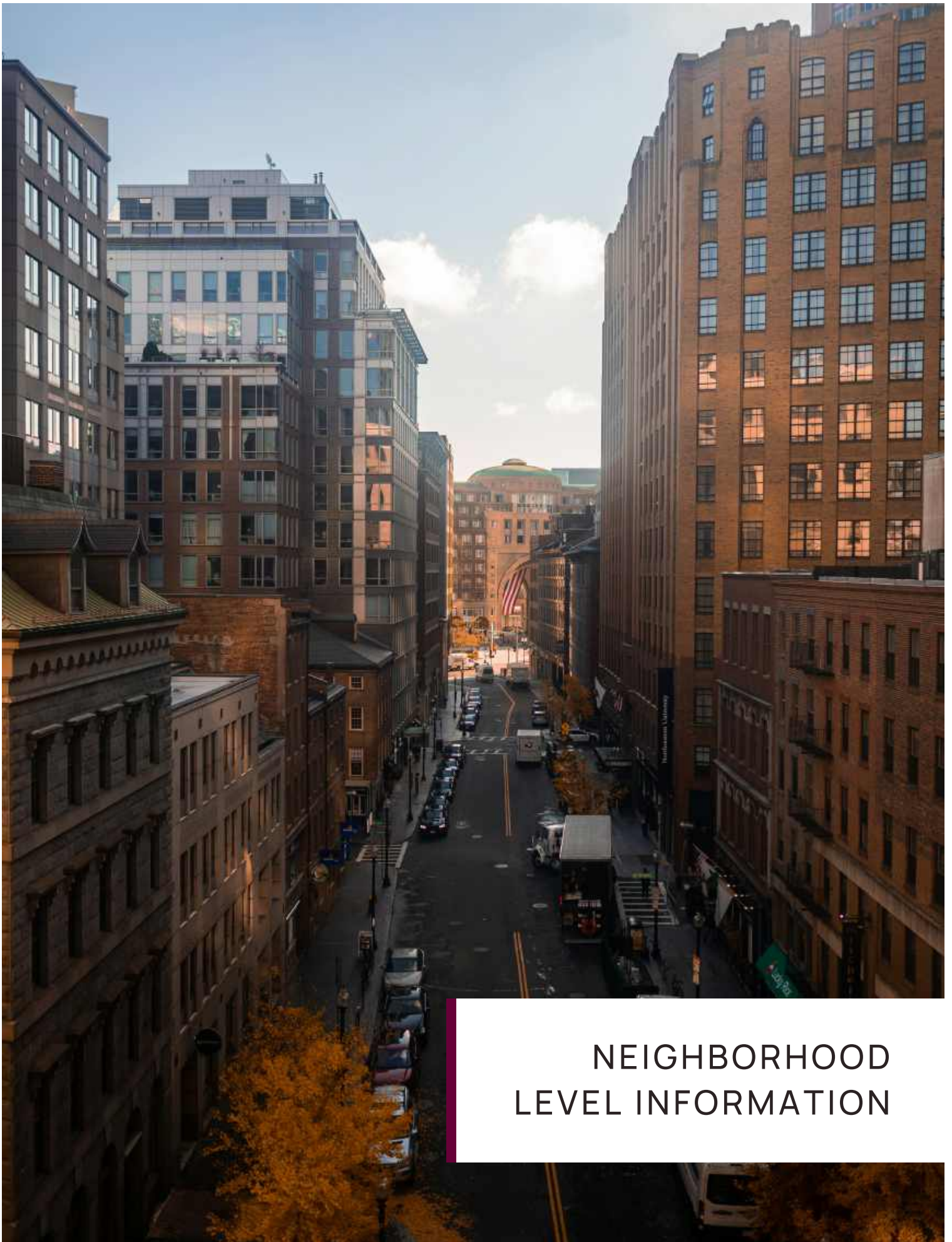
WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$869	\$886	\$985	\$906	vs.	\$946	+ 4.4%
AVERAGE SALES PRICE	\$1,026,424	\$1,016,451	\$1,070,699	\$1,071,108	vs.	\$1,168,236	+ 9%
AVERAGE SALES PRICE VS. LIST PRICE	100.2%	98.7%	99.2%	98.39%	vs.	99.38%	+ 1%
AVERAGE DOM (DAYS ON MARKET)	27	43	45	47	vs.	48	+ 2.1%
TOTAL TRANSACTIONS	1,635	1,138	1,105	1,078	vs.	1,098	+ 2.1%
TOTAL DOLLAR VOLUME SOLD	\$1,678,204,352	\$1,156,721,534	\$1,183,123,058	\$1,154,655,006	vs.	\$1,282,723,655	+ 11%
AVERAGE ABSORPTION RATE	44.25%	36.47%	26.59%	21.43%	vs.	19.24%	- 10.2%
AVERAGE MONTHS INVENTORY SUPPLY	2.26	2.74	3.76	4.67	vs.	5.2	+ 11.3%
TOTAL # OF UNITS LISTED	2,320	1,751	1,989	2,289	vs.	2,442	+ 6.6%

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NEIGHBORHOOD LEVEL INFORMATION

ALLSTON MARKET DATA

**BERKSHIRE
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	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$685	\$882	\$701	\$695	vs.	\$638	- 8.2%
AVERAGE SALES PRICE	\$606,818	\$776,668	\$568,233	\$592,677	vs.	\$573,714	- 3.2%
AVERAGE SALES PRICE VS. LIST PRICE	100.63%	100.11%	101.48%	99.48%	vs.	97.91%	- 1.3%
AVERAGE DOM (DAYS ON MARKET)	31	41	25	46	vs.	102	+ 121.7%
TOTAL TRANSACTIONS	22	40	15	20	vs.	7	- 65%
TOTAL DOLLAR VOLUME SOLD	\$13,350,000	\$31,066,750	\$8,523,500	\$11,853,550	vs.	\$4,016,000	- 66.1%
AVERAGE ABSORPTION RATE	33.33%	73.15%	37.88%	29.69%	vs.	8.33%	- 71.9%
AVERAGE MONTHS INVENTORY SUPPLY	3	1.37	2.64	3.37	vs.	12	+ 256%
TOTAL # OF UNITS LISTED	46	30	37	28	vs.	43	+ 53.5%

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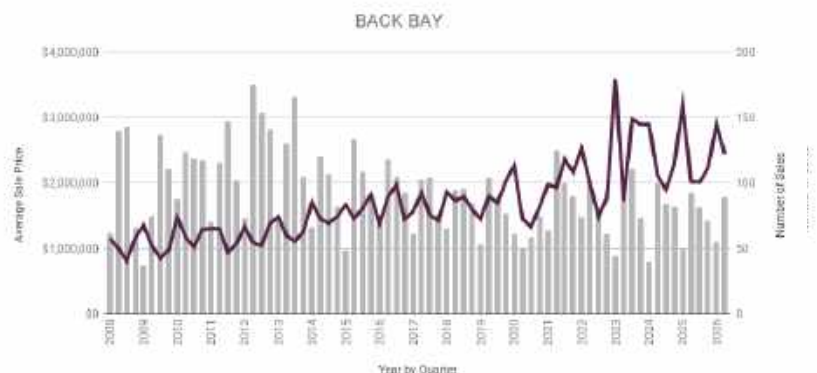


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BACK BAY MARKET DATA

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$1,415	\$1,306	\$1,535	\$1,46	vs.	\$1,502	+ 3.8%
AVERAGE SALES PRICE	\$1,988,794	\$1,725,059	\$2,120,340	\$2,018,290	vs.	\$2,441,512	+ 20.9%
AVERAGE SALES PRICE VS. LIST PRICE	98.36%	94.49%	99.31%	97.93%	vs.	98.61%	+ 3.6%
AVERAGE DOM (DAYS ON MARKET)	47	71	61	61	vs.	66	+ 8.2%
TOTAL TRANSACTIONS	103	101	100	93	vs.	89	- 4.3%
TOTAL DOLLAR VOLUME SOLD	\$204,845,875	\$174,231,000	\$212,034,003	\$187,701,000	vs.	\$217,294,568	+ 15.7%
AVERAGE ABSORPTION RATE	25.82%	21.19%	21.72%	15.52%	vs.	15.18%	- 2.1%
AVERAGE MONTHS INVENTORY SUPPLY	5.15	5.15	4.6	6.44	vs.	6.59	+ 2.3%
TOTAL # OF UNITS LISTED	200	161	162	200	vs.	199	- .5%

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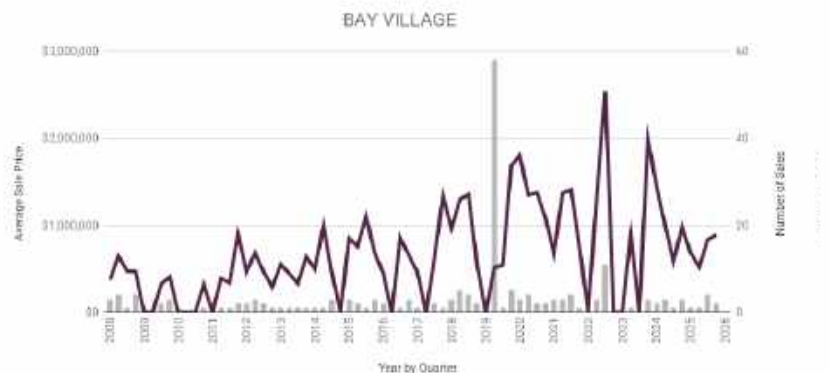
BAY VILLAGE MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$1,044	\$802	\$1,156	\$1,223	vs.	\$995	- 18.6%
AVERAGE SALES PRICE	\$1,331,666	\$875,000	\$1,001,666	\$520,000	vs.	\$875,666	+ 68.4%
AVERAGE SALES PRICE VS. LIST PRICE	100.76%	92.2%	98.08%	97.2%	vs.	101.21%	+ 4.1%
AVERAGE DOM (DAYS ON MARKET)	9	15.7	70	36	vs.	42	+ 16.6%
TOTAL TRANSACTIONS	3	1	3	1	vs.	3	+ 200%
TOTAL DOLLAR VOLUME SOLD	\$3,995,000	\$875,000	\$3,005,000	\$520,000	vs.	\$2,627,000	+ 405.1%
AVERAGE ABSORPTION RATE	25%	100%	22.22%	16.67%	vs.	18.75%	+ 12.4%
AVERAGE MONTHS INVENTORY SUPPLY	4	1	4.5	6	vs.	5.33	- 11.1%
TOTAL # OF UNITS LISTED	4	1	4	8	vs.	7	- 12.5%

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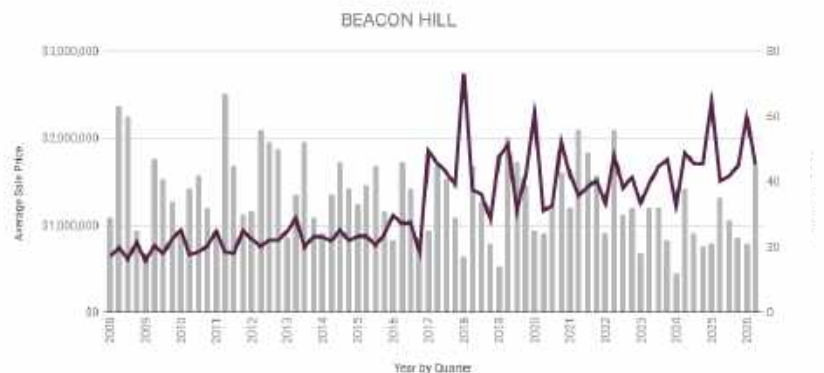
BEACON HILL MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$1,312	\$1,270	\$1,435	\$1,252	vs.	\$1,362	+ 8.8%
AVERAGE SALES PRICE	\$1,796,719	\$1,480,718	\$1,829,763	\$1,504,370	vs.	\$1,690,391	+ 12.3%
AVERAGE SALES PRICE VS. LIST PRICE	99.57%	95.25%	98.73%	97.54%	vs.	99.54%	+ 3%
AVERAGE DOM (DAYS ON MARKET)	29	35	41	63	vs.	57	- 9.5%
TOTAL TRANSACTIONS	56	32	38	35	vs.	45	- 8%
TOTAL DOLLAR VOLUME SOLD	\$100,619,313	\$47,383,000	\$69,531,000	\$52,652,975	vs.	\$76,067,600	+ 7.3%
AVERAGE ABSORPTION RATE	29.17%	33.05%	18.79%	18.3%	vs.	15.51%	- 15.2%
AVERAGE MONTHS INVENTORY SUPPLY	3.843	3.03	5.32	5.47	vs.	6.45	+ 17.9%
TOTAL # OF UNITS LISTED	77	43	68	60	vs.	92	+ 53.3%

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BRIGHTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$713	\$885	\$768	\$830	vs.	\$708	- 14.7%
AVERAGE SALES PRICE	\$593,301	\$765,515	\$678,055	\$674,422	vs.	\$609,859	- 9.5%
AVERAGE SALES PRICE VS. LIST PRICE	101.81%	99.8%	100.56%	100.97%	vs.	99.32%	- 1.1%
AVERAGE DOM (DAYS ON MARKET)	48	30	37	35	vs.	52	+ 48.5%
TOTAL TRANSACTIONS	53	88	62	59	vs.	70	+ 18.6%
TOTAL DOLLAR VOLUME SOLD	\$31,445,000	\$67,453,404	\$42,039,410	\$39,790,924	vs.	\$42,690,187	+ 7.2%
AVERAGE ABSORPTION RATE	29.7%	85.6%	27.31%	25.24%	vs.	17.14%	- 32%
AVERAGE MONTHS INVENTORY SUPPLY	3.37	1.17	3.66	3.96	vs.	5.83	+ 47.2%
TOTAL # OF UNITS LISTED	144	99	109	136	vs.	167	+ 22.7%

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CHARLESTOWN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$843	\$849	\$904	\$902	vs.	\$957	+ 6%
AVERAGE SALES PRICE	\$953,864	\$985,083	\$981,178	\$1,105,348	vs.	\$1,069,889	- 3.2%
AVERAGE SALES PRICE VS. LIST PRICE	102.12%	100.12%	103.3%	101.85%	vs.	101.53%	- .3%
AVERAGE DOM (DAYS ON MARKET)	25	29	23	25	vs.	21	- 16%
TOTAL TRANSACTIONS	85	57	54	51	vs.	62	+ 21.5%
TOTAL DOLLAR VOLUME SOLD	\$81,078,500	\$56,149,780	\$52,983,643	\$56,372,750	vs.	\$66,333,135	+ 17.6%
AVERAGE ABSORPTION RATE	69.64%	97.22%	55%	84.9%	vs.	36.5%	- 56.9%
AVERAGE MONTHS INVENTORY SUPPLY	1.13	1.03	1.82	1.18	vs.	2.73	+ 131.3%
TOTAL # OF UNITS LISTED	108	67	83	80	vs.	119	+ 48.7%

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DORCHESTER MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$502	\$513	\$524	\$529	vs.	\$544	+ 2.9%
AVERAGE SALES PRICE	\$616,608	\$653,026	\$617,724	\$606,352	vs.	\$647,377	+ 6.7%
AVERAGE SALES PRICE VS. LIST PRICE	101.68%	100.52%	99.97%	98.88%	vs.	99.96%	+ 1.4%
AVERAGE DOM (DAYS ON MARKET)	29	34	58	35	vs.	45	+ 28.5%
TOTAL TRANSACTIONS	81	53	58	42	vs.	87	+ 107.1%
TOTAL DOLLAR VOLUME SOLD	\$49,945,312	\$34,610,409	\$35,827,993	\$25,466,800	vs.	\$56,321,844	+ 121.1%
AVERAGE ABSORPTION RATE	52.08%	47.13%	41.93%	25.16%	vs.	26.39%	+ 4.8%
AVERAGE MONTHS INVENTORY SUPPLY	1.67	2.12	2.39	3.98	vs.	3.79	- 4.7%
TOTAL # OF UNITS LISTED	107	65	80	83	vs.	188	+ 126.5%

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DOWNTOWN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$1,089	\$1,574	\$1,344	\$1,425	vs.	\$1,377	- 3.4%
AVERAGE SALES PRICE	\$1,567,615	\$2,274,270	\$2,107,757	\$2,392,711	vs.	\$2,095,740	- 12.4%
AVERAGE SALES PRICE VS. LIST PRICE	96.26%	98.43%	97.73%	97.74%	vs.	96.07%	- 1.7%
AVERAGE DOM (DAYS ON MARKET)	85	56	81	79	vs.	84	+ 6.3%
TOTAL TRANSACTIONS	39	49	33	35	vs.	64	+ 82.8%
TOTAL DOLLAR VOLUME SOLD	\$61,137,000	\$111,439,275	\$69,556,000	\$83,744,888	vs.	\$134,127,369	+ 60.1%
AVERAGE ABSORPTION RATE	13.89%	10.39%	22.2%	9.8%	vs.	12.7%	+ 30.4%
AVERAGE MONTHS INVENTORY SUPPLY	7.2	9.52	4.5	10.2	vs.	7.82	- 23.3%
TOTAL # OF UNITS LISTED	73	96	49	103	vs.	197	+ 91.2%

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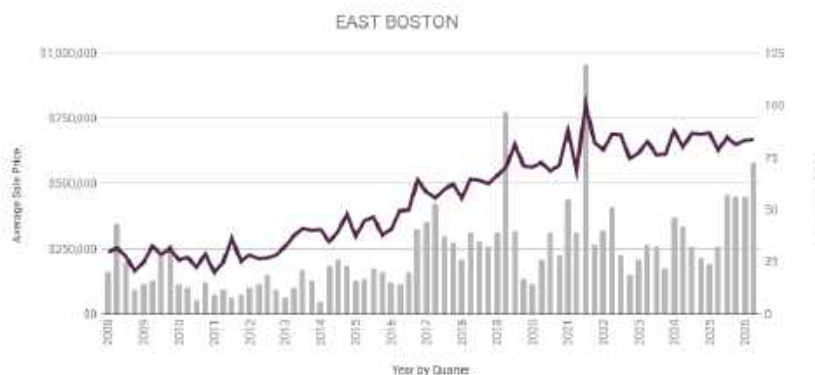
EAST BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$724	\$632	\$680	\$641	vs.	\$690	+ 7.7%
AVERAGE SALES PRICE	\$688,996	\$661,800	\$640,163	\$628,054	vs.	\$669,474	+ 6.5%
AVERAGE SALES PRICE VS. LIST PRICE	99.94%	100.44%	99.93%	98.73%	vs.	99.18%	+ .4%
AVERAGE DOM (DAYS ON MARKET)	52	51	45	59	vs.	52	- 11.8%
TOTAL TRANSACTIONS	51	26	42	32	vs.	73	+ 128.1%
TOTAL DOLLAR VOLUME SOLD	\$35,128,798	\$21,839,400	\$26,886,857	\$20,097,748	vs.	\$48,871,607	+ 143.1%
AVERAGE ABSORPTION RATE	56.3%	32.18%	24.17%	16.81%	vs.	21.13%	+ 25.7%
AVERAGE MONTHS INVENTORY SUPPLY	1.77	3.11	4.14	5.95	vs.	4.73	- 20.5%
TOTAL # OF UNITS LISTED	75	58	76	82	vs.	193	+ 135.3%

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FENWAY / KENMORE

MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$1,001	\$1,087	\$1,177	\$1,218	vs.	\$1,171	- 3.8%
AVERAGE SALES PRICE	\$729,922	\$948,090	\$812,350	\$842,080	vs.	\$1,057,507	+ 25.5%
AVERAGE SALES PRICE VS. LIST PRICE	100.62%	99.83%	97.93%	98.21%	vs.	98.39%	+ .1%
AVERAGE DOM (DAYS ON MARKET)	29	46	22	51	vs.	70	+ 37.2%
TOTAL TRANSACTIONS	31	22	20	25	vs.	41	+ 64%
TOTAL DOLLAR VOLUME SOLD	\$22,627,587	\$20,858,000	\$16,247,000	\$21,052,000	vs.	\$43,357,800	+105.9%
AVERAGE ABSORPTION RATE	45%	52.08%	22.22%	21.77%	vs.	13.59%	- 37.5%
AVERAGE MONTHS INVENTORY SUPPLY	2.22	1.92	4.5	4.59	vs.	7.36	+ 60.3%
TOTAL # OF UNITS LISTED	43	39	49	48	vs.	118	+ 145.8%

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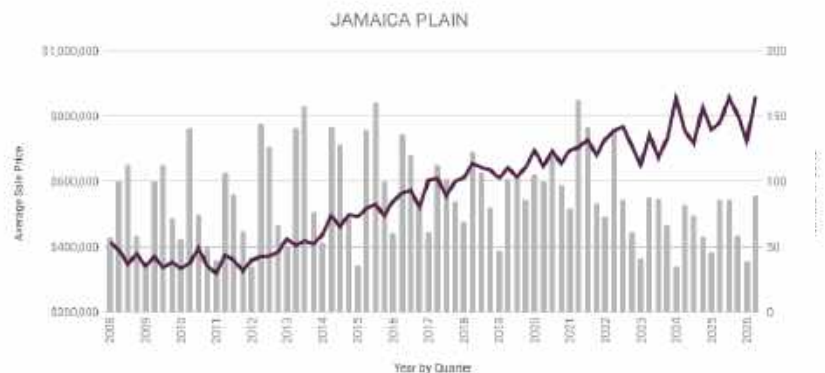


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JAMAICA PLAIN MARKET DATA

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$644	\$647	\$668	\$667	vs.	\$648	- 2.9%
AVERAGE SALES PRICE	\$755,302	\$742,503	\$756,442	\$782,529	vs.	\$860,713	+ 9.9%
AVERAGE SALES PRICE VS. LIST PRICE	15.92%	103.56%	102.2%	102.6%	vs.	101.64%	- .8%
AVERAGE DOM (DAYS ON MARKET)	23	27	35	33	vs.	29	- 12.1%
TOTAL TRANSACTIONS	141	88	82	86	vs.	89	+ 3.4%
TOTAL DOLLAR VOLUME SOLD	\$106,497,589	\$65,340,337	\$62,028,288	\$67,297,525	vs.	\$76,603,477	+ 13.8%
AVERAGE ABSORPTION RATE	87.02%	58.54%	45.67%	39.29%	vs.	43.71%	+ 11.2%
AVERAGE MONTHS INVENTORY SUPPLY	1.15	1.71	2.19	2.55	vs.	2.529	- 10.2%
TOTAL # OF UNITS LISTED	168	136	148	159	vs.	156	- 1.8%

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MATTAPAN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$347	\$0	\$370	\$459	vs.	\$420	- 8.4%
AVERAGE SALES PRICE	\$460,000	\$0	\$324,500	\$516,225	vs.	\$428,333	- 17%
AVERAGE SALES PRICE VS. LIST PRICE	102.22%	0%	98.63%	98.66%	vs.	99.52%	+ .6%
AVERAGE DOM (DAYS ON MARKET)	28	0	126	45	vs.	49	+ 8.8%
TOTAL TRANSACTIONS	1	0	2	10	vs.	3	- 70%
TOTAL DOLLAR VOLUME SOLD	\$460,000	\$0	649,000	\$5,162,250	vs.	\$1,285,000	- 75.1%
AVERAGE ABSORPTION RATE	0%	0%	25%	25%	vs.	38.8%	+ 55.5%
AVERAGE MONTHS INVENTORY SUPPLY	0	0	4	4	vs.	2.5	- 35.7%
TOTAL # OF UNITS LISTED	3	2	4	12	vs.	5	- 58.3%

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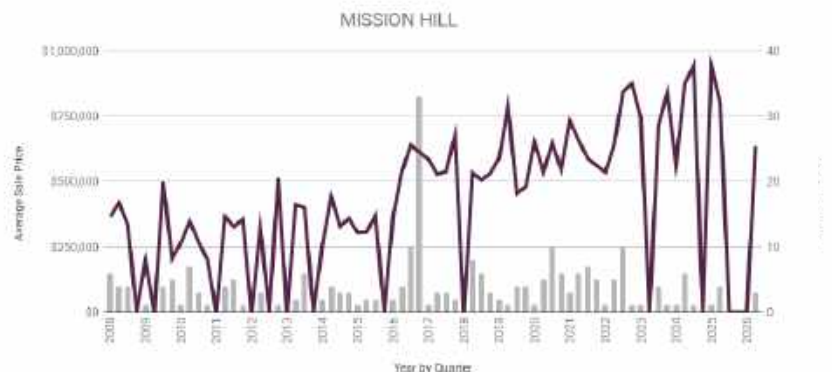
MISSION HILL MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$613	\$0	\$742	\$701	vs.	\$544	- 22.3%
AVERAGE SALES PRICE	\$639,480	\$0	\$874,166	\$801,250	vs.	\$635,000	- 20.7%
AVERAGE SALES PRICE VS. LIST PRICE	98.18%	0%	98.55%	98.9%	vs.	101.24%	+ 2.7%
AVERAGE DOM (DAYS ON MARKET)	39	0	49	31	vs.	38	+ 22.5%
TOTAL TRANSACTIONS	5	0	6	4	vs.	3	- 25%
TOTAL DOLLAR VOLUME SOLD	\$3,197,400	\$0	\$5,245,000	\$3,205,000	vs.	\$1,905,000	- 40.5%
AVERAGE ABSORPTION RATE	52.78%	50%	50%	12.5%	vs.	6.25%	- 50%
AVERAGE MONTHS INVENTORY SUPPLY	.91896	2	2	8	vs.	16	+ 100%
TOTAL # OF UNITS LISTED	8	12	1	5	vs.	6	+ 20%

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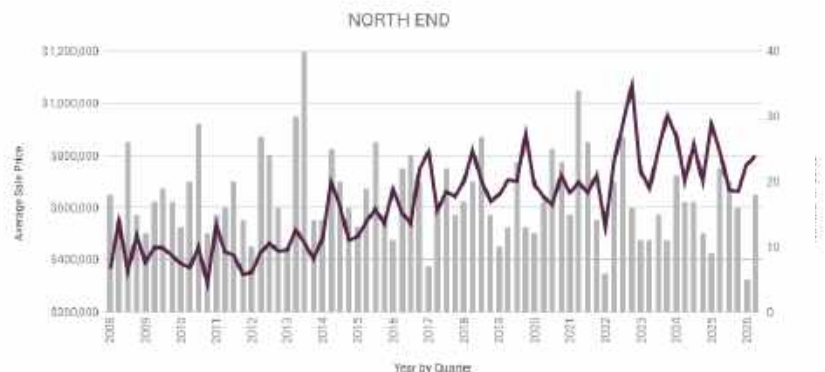
NORTH END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$971	\$1,020	\$1,017	\$998	vs.	\$989	- .9%
AVERAGE SALES PRICE	\$776,887	\$673,772	\$701,294	\$810,016	vs.	\$799,088	- 1.3%
AVERAGE SALES PRICE VS. LIST PRICE	98.54%	100.08%	98.44%	98.52%	vs.	98.48%	- .1%
AVERAGE DOM (DAYS ON MARKET)	49	23	50	47	vs.	45	- 4.2%
TOTAL TRANSACTIONS	20	11	17	22	vs.	18	- 18.1%
TOTAL DOLLAR VOLUME SOLD	\$15,537,749	\$7,411,500	\$11,922,000	\$17,820,360	vs.	\$14,383,600	- 19.2%
AVERAGE ABSORPTION RATE	34.9%	55.83%	39.88%	22.73%	vs.	18.15%	- 20.1%
AVERAGE MONTHS INVENTORY SUPPLY	2.87	1.79	2.51	4.4	vs.	5.51	+ 25.2%
TOTAL # OF UNITS LISTED	33	26	37	38	vs.	39	+ 2.6%

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ROSLINDALE MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$513	\$541	\$551	\$555	vs.	\$527	- 4.8%
AVERAGE SALES PRICE	\$652,500	\$641,470	\$687,740	\$622,121	vs.	\$610,193	- 1.9%
AVERAGE SALES PRICE VS. LIST PRICE	104.91%	101%	105.31%	101.73%	vs.	100.74%	- 1.5%
AVERAGE DOM (DAYS ON MARKET)	16	29	18	32	vs.	32	N/C
TOTAL TRANSACTIONS	57	40	27	33	vs.	33	N/C
TOTAL DOLLAR VOLUME SOLD	\$37,192,505	\$25,658,825	\$18,569,000	\$20,530,000	vs.	\$20,136,381	- 1.9%
AVERAGE ABSORPTION RATE	320%	190.28%	62.5%	62.5%	vs.	44.05%	+ 36.4%
AVERAGE MONTHS INVENTORY SUPPLY	.31	.53	1.6	3.1	vs.	2.27	- 26.7%
TOTAL # OF UNITS LISTED	73	39	38	38	vs.	64	+ 8.4%

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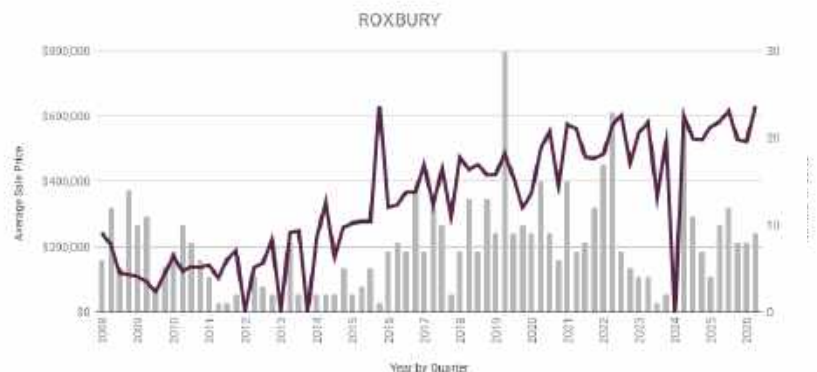
ROXBURY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$579	\$435	\$641	\$582	vs.	\$489	- 15.8%
AVERAGE SALES PRICE	\$571,566	\$581,125	\$602,889	\$583,300	vs.	\$632,222	+ 8.3%
AVERAGE SALES PRICE VS. LIST PRICE	101.17%	101.17%	99.44%	99.38%	vs.	100.34%	+ 1.1%
AVERAGE DOM (DAYS ON MARKET)	53	51	45	97	vs.	30	- 69%
TOTAL TRANSACTIONS	23	4	2	10	vs.	9	- 10%
TOTAL DOLLAR VOLUME SOLD	\$13,146,040	\$2,328,500	\$13,263,573	\$5,833,000	vs.	\$5,690,000	- 2.4%
AVERAGE ABSORPTION RATE	73.81%	66.67%	13.89%	17.78%	vs.	45.24%	+ 154.4%
AVERAGE MONTHS INVENTORY SUPPLY	1.35	1.5	7.2	5.62	vs.	2.21	- 60.6%
TOTAL # OF UNITS LISTED	18	6	29	23	vs.	20	- 13%

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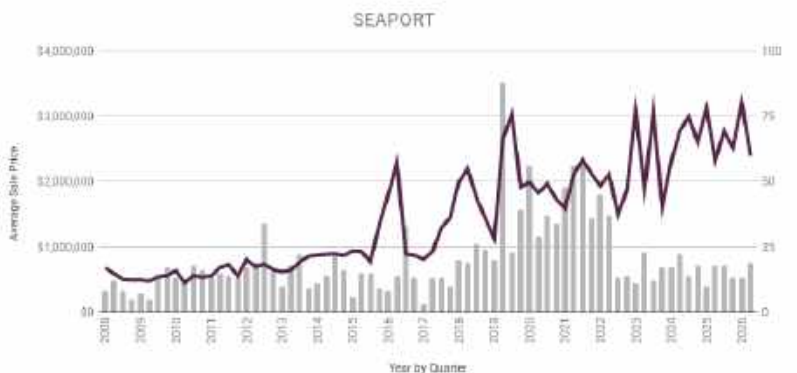
SEAPORT MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$1,571	\$1,608	\$1,730	\$1,643	vs.	\$1,681	+ 2.3%
AVERAGE SALES PRICE	\$2,110,630	\$1,862,543	\$2,773,704	\$2,322,802	vs.	\$2,393,000	+ 3%
AVERAGE SALES PRICE VS. LIST PRICE	97.85%	98.92%	96.77%	97.64%	vs.	96.33%	+ .1%
AVERAGE DOM (DAYS ON MARKET)	102	57	77	113	vs.	79	- 30%
TOTAL TRANSACTIONS	37	23	22	18	vs.	19	+ 5.5%
TOTAL DOLLAR VOLUME SOLD	\$78,093,325	\$43,298,500	\$61,021,500	\$41,810,440	vs.	\$45,467,000	+ 8.7%
AVERAGE ABSORPTION RATE	33.52%	9.31%	13.49%	8.06%	vs.	8.33%	+ 3.3%
AVERAGE MONTHS INVENTORY SUPPLY	2.98	10.75	7.41	12.4	vs.	12.00	- 3.2%
TOTAL # OF UNITS LISTED	52	51	42	50	vs.	51	+2%

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SOUTH BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$871	\$790	\$817	\$846	vs.	\$865	+ 2.2%
AVERAGE SALES PRICE	\$878,868	\$834,538	\$902,473	\$968,242	vs.	\$1,007,085	+ 4%
AVERAGE SALES PRICE VS. LIST PRICE	100.15%	99.53%	98.15%	99.3%	vs.	98.81%	- .1%
AVERAGE DOM (DAYS ON MARKET)	36	41	47	43	vs.	38	- 11.6%
TOTAL TRANSACTIONS	167	89	112	117	vs.	114	- 2.5%
TOTAL DOLLAR VOLUME SOLD	\$146,771,043	\$74,273,899	\$101,077,067	\$113,284,350	vs.	\$114,807,750	+ 1.3%
AVERAGE ABSORPTION RATE	60.52%	37.18%	30.25%	26.8%	vs.	26.3%	- 2%
AVERAGE MONTHS INVENTORY SUPPLY	1.65	2.69	3.31	3.72	vs.	3.8	+ 2.1%
TOTAL # OF UNITS LISTED	213	171	197	235	vs.	239	+ 1.7%

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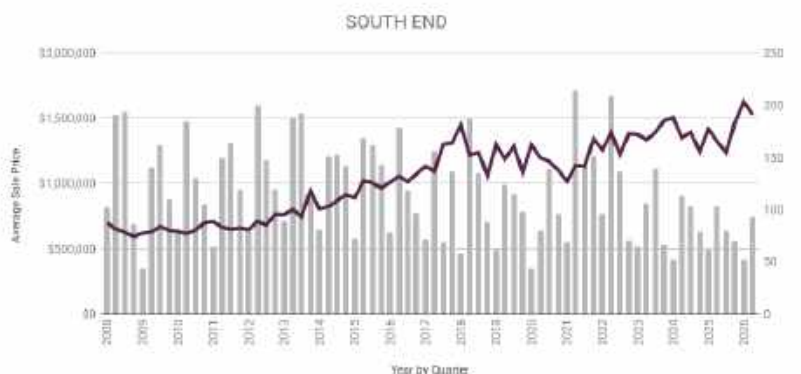


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SOUTH END MARKET DATA

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$1,168	\$1,062	\$1,162	\$1,139	vs.	\$1,225	+ 7.5%
AVERAGE SALES PRICE	\$1,389,405	\$1,335,702	\$1,351,600	\$1,322,257	vs.	\$1,528,791	+ 15.6%
AVERAGE SALES PRICE VS. LIST PRICE	100.3%	98.96%	99.2%	98.7%	vs.	99.1%	+ .6%
AVERAGE DOM (DAYS ON MARKET)	32	42	42	36	vs.	45	+ 25%
TOTAL TRANSACTIONS	209	106	113	103	vs.	93	- 9.7%
TOTAL DOLLAR VOLUME SOLD	\$290,385,929	\$141,584,465	\$152,730,814	\$136,192,500	vs.	\$142,177,654	+ 4.3%
AVERAGE ABSORPTION RATE	34.91%	34.91%	27.17%	27.17%	vs.	15.45%	- 37.3%
AVERAGE MONTHS INVENTORY SUPPLY	2.86	3.68	3.68	3.68	vs.	6.47	+ 59.3%
TOTAL # OF UNITS LISTED	300	201	209	209	vs.	226	+ .8%

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WATERFRONT MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$1,197	\$1,101	\$1,162	\$1,140	vs.	\$1,145	+ .4%
AVERAGE SALES PRICE	\$2,076,935	\$1,581,532	\$1,746,985	\$1,546,282	vs.	\$1,552,587	+ .4%
AVERAGE SALES PRICE VS. LIST PRICE	96.09%	96.8%	96.4%	96.87%	vs.	96.6%	+ .5%
AVERAGE DOM (DAYS ON MARKET)	63	46	49	56	vs.	82	+ 46.4%
TOTAL TRANSACTIONS	48	28	26	23	vs.	38	+ 65.2%
TOTAL DOLLAR VOLUME SOLD	\$99,692,900	\$44,282,900	\$45,421,625	\$35,564,500	vs.	\$58,998,330	+ 65.8%
AVERAGE ABSORPTION RATE	25.33%	16.84%	14.83%	14.83%	vs.	16.04%	+ 9.7%
AVERAGE MONTHS INVENTORY SUPPLY	3.95	5.94	6.74	6.74	vs.	6.24	- 8.7%
TOTAL # OF UNITS LISTED	70	45	53	53	vs.	67	+ 8%

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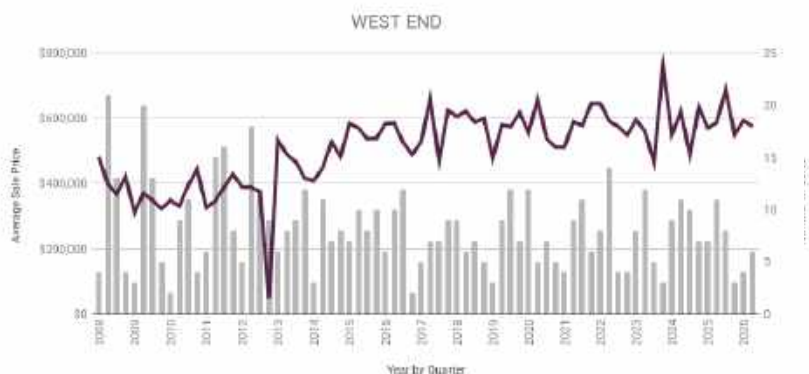
WEST END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$688	\$712	\$625	\$653	vs.	\$596	- 8.8%
AVERAGE SALES PRICE	\$591,428	\$559,583	\$622,536	\$586,863	vs.	\$575,400	- 1.9%
AVERAGE SALES PRICE VS. LIST PRICE	99.73%	100.06%	99.49%	98.4%	vs.	98.31%	+ .1%
AVERAGE DOM (DAYS ON MARKET)	43	140	67	67	vs.	68	+ 1.4%
TOTAL TRANSACTIONS	14	12	11	11	vs.	6	- 45.4%
TOTAL DOLLAR VOLUME SOLD	\$8,280,000	\$6,715,000	\$6,847,900	\$6,455,500	vs.	\$3,452,400	- 46.5%
AVERAGE ABSORPTION RATE	21.57%	21.97%	16.11%	28.03%	vs.	14.58%	- 47.9%
AVERAGE MONTHS INVENTORY SUPPLY	4.62	4.55	6.21	3.57	vs.	6.86	+ 92.1%
TOTAL # OF UNITS LISTED	12	9	20	16	vs.	12	- 25%

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WEST ROXBURY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:22	Q2:23	Q2:24	Year-Over-Year			Change
				Q2:25	vs.	Q2:26	
AVERAGE PRICE PER FOOT	\$525	\$597	\$586	\$517	vs.	\$539	+ 4.2%
AVERAGE SALES PRICE	\$544,958	\$586,648	\$643,890	\$778,637	vs.	\$576,138	- 26%
AVERAGE SALES PRICE VS. LIST PRICE	103.27%	100.3%	100.2%	101.17%	vs.	99.61%	- 1.2%
AVERAGE DOM (DAYS ON MARKET)	23	25	29	42	vs.	44	+ 4.7%
TOTAL TRANSACTIONS	36	27	10	15	vs.	13	- 13.3%
TOTAL DOLLAR VOLUME SOLD	\$19,618,488	\$16,839,500	\$6,438,900	\$11,679,560	vs.	\$7,489,800	- 35.8%
AVERAGE ABSORPTION RATE	161.67%	100.57%	116.67%	32.22%	vs.	47.92%	+ 48.7%
AVERAGE MONTHS INVENTORY SUPPLY	.62	.97	.86	3.10	vs.	2.09	- 32.5%
TOTAL # OF UNITS LISTED	31	25	17	31	vs.	28	- 9.6%

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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 02 and 03 vs. 01 and 04.

Do Closings in New Developments Impact Quarterly Reports?

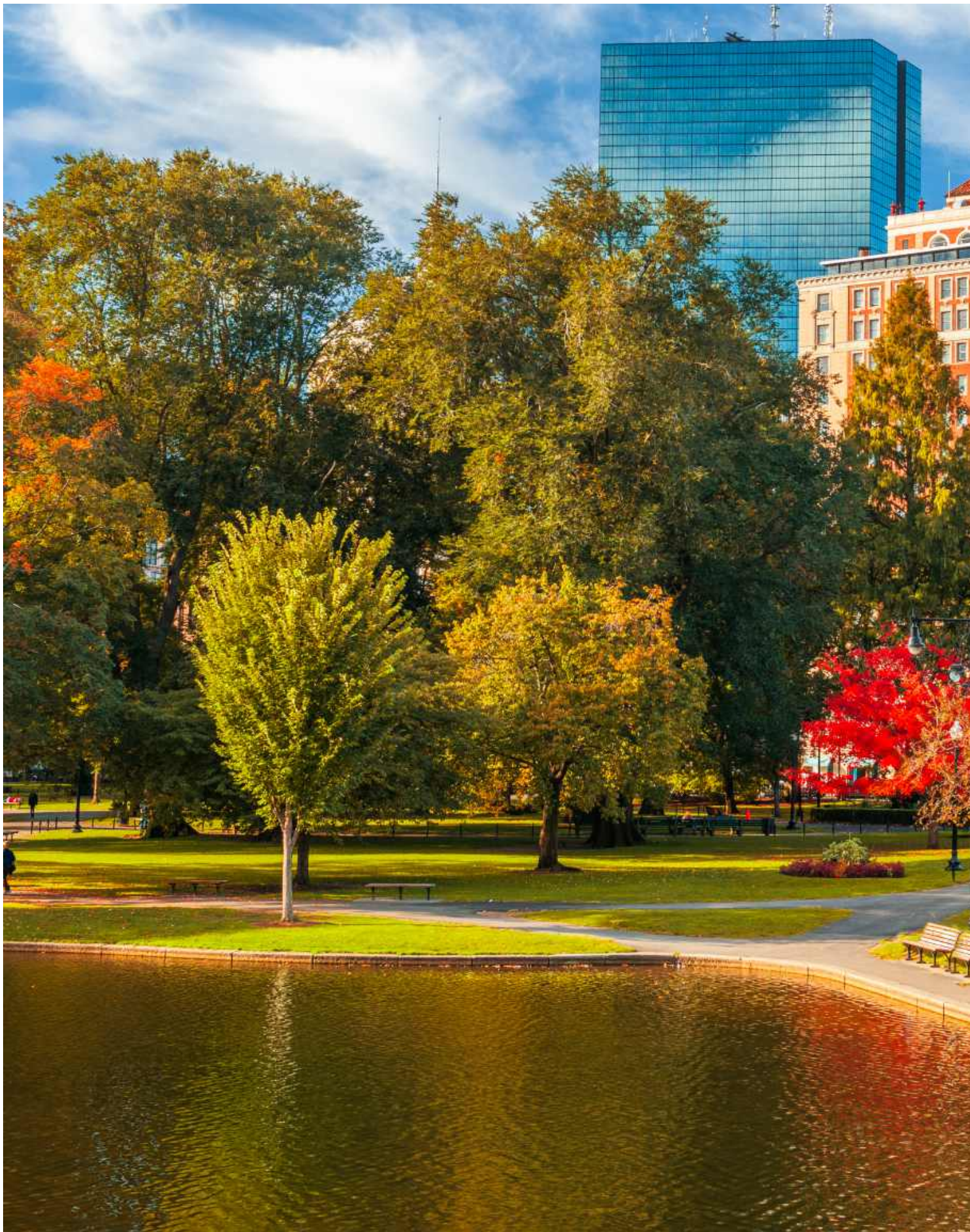
When a new development is completed, we often see large amounts of closings happen in a short period of time. This can dramatically skew the quarterly market statistics for a particular neighborhood. With that said, there are also cases where new construction units were never listed on MLS and therefore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

Does Sample Size Impact Quarterly Reports?

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

What is Included in Downtown Neighborhoods?

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







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