

BOSTON MARKET DATA
BY NEIGHBORHOOD

2022
Annual



THE WARREN REPORT

CONDO EDITION

warrenre.com

535 Boylston Street
Boston, MA 02116



BERKSHIRE
HATHAWAY
HomeServices
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

2022 vs. 2021

PRICES +1.9%
Average Sale Price

SUPPLY +130%
Approx. Months Supply

SALES -29.4%
Closed Sales

ABSORPTION RATE -56.6%
Approximate

MARKET TIME -2 DAYS
Days On Market

NEGOTIABILITY +.34%
Listing Discount

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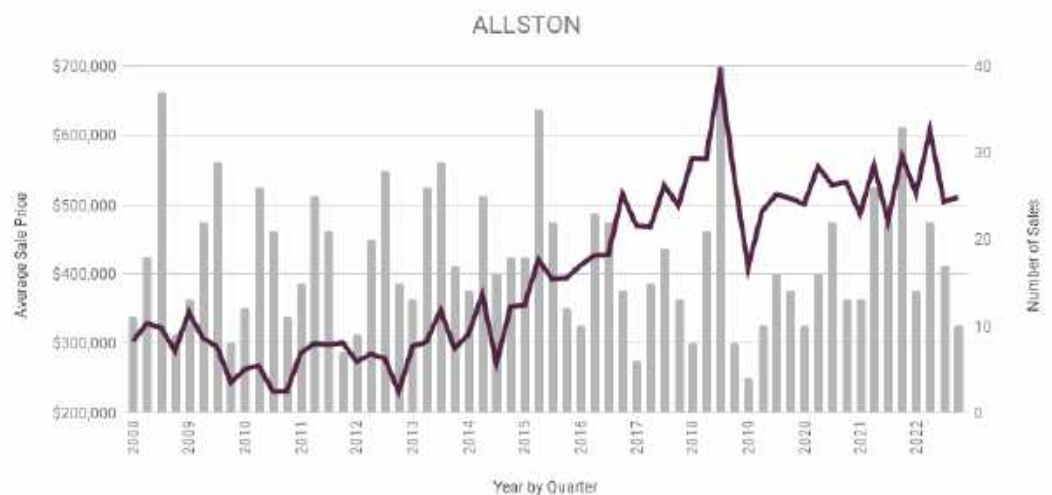


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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$689	\$608	\$622	\$637	\$654
AVERAGE SALES PRICE	\$627,598	\$499,598	\$531,850	\$536,524	\$546,722
AVERAGE SALES PRICE VS. LIST PRICE	101.5%	99.62%	99.44%	99.37%	99.71%
AVERAGE DOM (DAYS ON MARKET)	22	36	38	47	45
TOTAL TRANSACTIONS	77	45	63	95	67
TOTAL DOLLAR VOLUME SOLD	\$48,325,099	\$22,495,994	\$33,506,550	\$50,969,797	\$36,630,422
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	85	66	107	134	125



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YEAR-OVER-YEAR

2022 vs. 2021

PRICES -8.2%

Average Sale Price

SUPPLY +39%

Approx. Months Supply

SALES -15.45%

Closed Sales

ABSORPTION RATE -27.9%

Approximate

MARKET TIME -23 DAYS

Days On Market

NEGOTIABILITY +2.4%

Listing Discount

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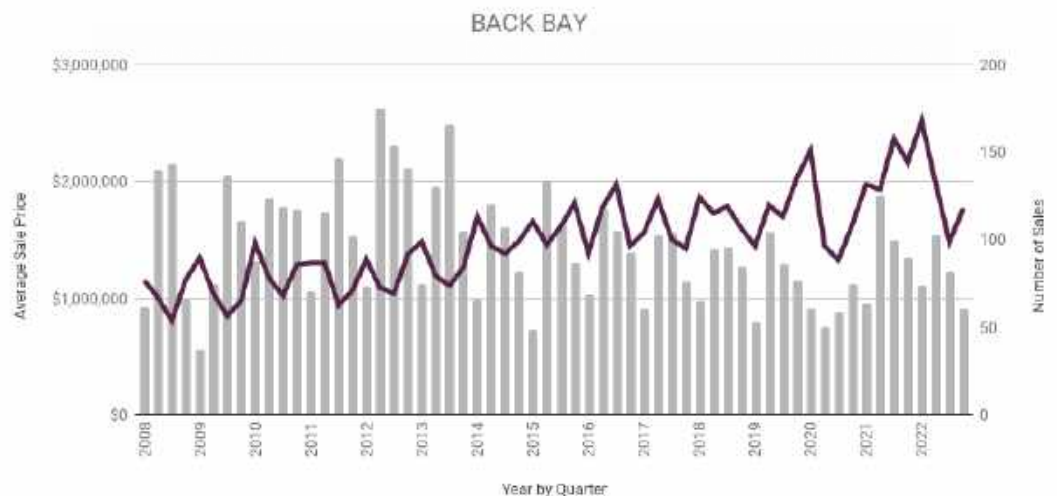


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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$1,251	\$1,246	\$1,231	\$1,309	\$1,353
AVERAGE SALES PRICE	\$1,742,631	\$1,764,125	\$1,677,649	\$2,106,741	\$1,933,949
AVERAGE SALES PRICE VS. LIST PRICE	97.75%	96.7%	95.52%	95.09%	97.46%
AVERAGE DOM (DAYS ON MARKET)	63	63	72	85	62
TOTAL TRANSACTIONS	341	321	244	382	323
TOTAL DOLLAR VOLUME SOLD	\$594,237,185	\$566,284,241	\$409,346,539	\$804,775,421	\$624,665,814
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	450	504	508	538	513



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YEAR-OVER-YEAR

2022 vs. 2021

PRICES +105.1%

Average Sale Price

SUPPLY +71%

Approx. Months Supply

SALES +16.6%

Closed Sales

ABSORPTION RATE -41.6%

Approximate

MARKET TIME -70 DAYS

Days On Market

NEGOTIABILITY +.97%

Listing Discount

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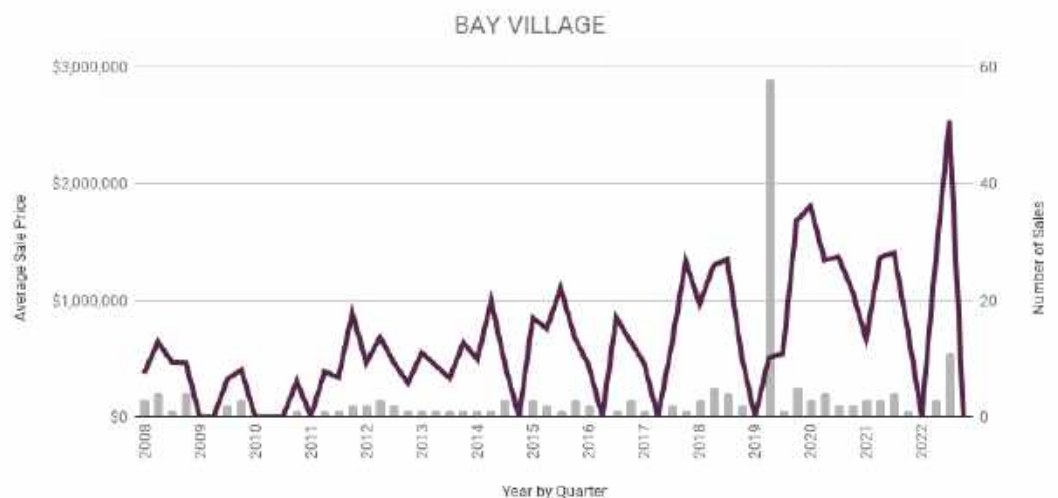


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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$1,047	\$1,155	\$1,116	\$1,020	\$1,155
AVERAGE SALES PRICE	\$1,133,017	\$1,300,000	\$1,426,000	\$1,111,916	\$2,280,607
AVERAGE SALES PRICE VS. LIST PRICE	96.01%	100.54%	100.27%	99.3%	100.27%
AVERAGE DOM (DAYS ON MARKET)	56	34	79	91	21
TOTAL TRANSACTIONS	14	8	11	12	14
TOTAL DOLLAR VOLUME SOLD	\$15,862,250	\$10,400,000	\$15,686,000	\$13,343,000	\$31,928,500
APPROXIMATE ABSORPTION RATE	38.89%	66.67%	30.56%	100%	58.33%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.57	1.5	3.27	1	1.71
TOTAL NUMBER OF UNITS LISTED	23	1	20	20	12



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2022 vs. 2021

PRICES +10.6%

Average Sale Price

SUPPLY +39.06%

Approx. Months Supply

SALES -20.4%

Closed Sales

ABSORPTION RATE -27.9%

Approximate

MARKET TIME -15 DAYS

Days On Market

NEGOTIABILITY +1.4%

Listing Discount

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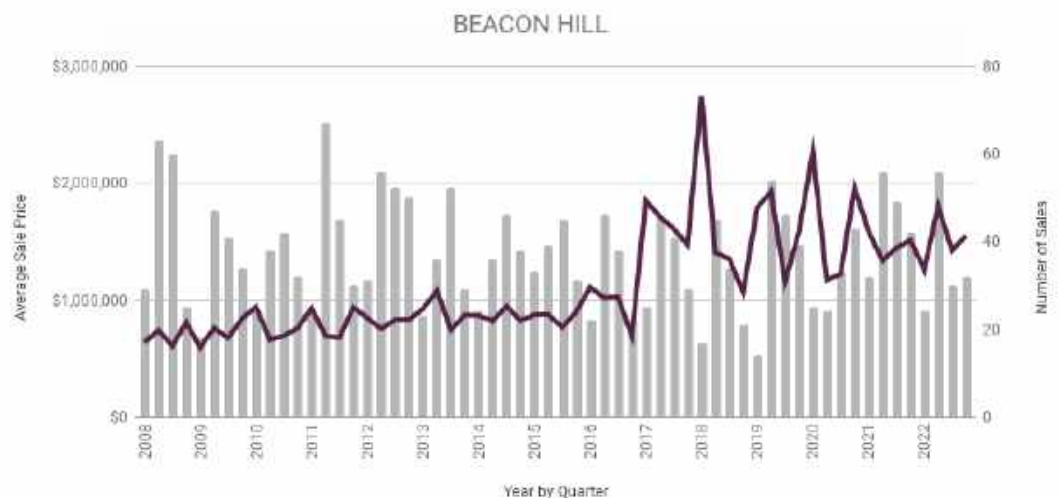


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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$1,225	\$1,212	\$1,144	\$1,210	\$1,241
AVERAGE SALES PRICE	\$1,512,733	\$1,602,972	\$1,662,473	\$1,440,759	\$1,594,078
AVERAGE SALES PRICE VS. LIST PRICE	100.76%	98.33%	95.55%	95.49%	96.87%
AVERAGE DOM (DAYS ON MARKET)	58	59	53	67	52
TOTAL TRANSACTIONS	117	154	126	181	144
TOTAL DOLLAR VOLUME SOLD	\$176,989,856	\$246,857,728	\$209,471,624	\$260,777,424	\$229,547,290
APPROXIMATE ABSORPTION RATE	58.33%	55.8%	23.33%	52.01%	37.5%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.72	1.79	4.29	1.92	2.67
TOTAL NUMBER OF UNITS LISTED	174	228	244	250	223



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2022 vs. 2021

PRICES +.8%

Average Sale Price

SUPPLY +18.1%

Approx. Months Supply

SALES -32.1%

Closed Sales

ABSORPTION RATE -15.6%

Approximate

MARKET TIME -1 DAYS

Days On Market

NEGOTIABILITY -.86%

Listing Discount

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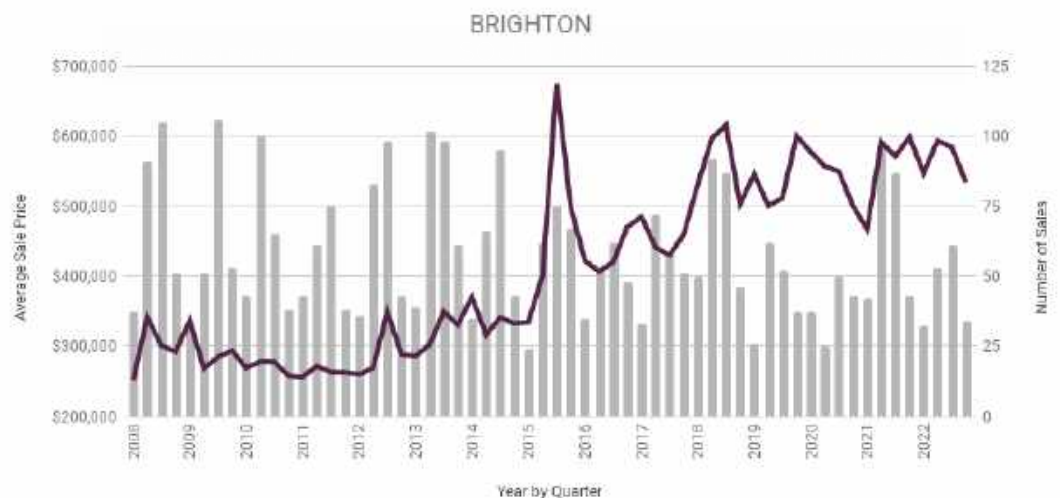


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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$664	\$600	\$596	\$659	\$679
AVERAGE SALES PRICE	\$574,790	\$533,976	\$546,951	\$566,253	\$570,789
AVERAGE SALES PRICE VS. LIST PRICE	101.09%	99.13%	98.8%	99.4%	99.84%
AVERAGE DOM (DAYS ON MARKET)	29	40	40	52	51
TOTAL TRANSACTIONS	275	174	158	271	184
TOTAL DOLLAR VOLUME SOLD	\$158,067,360	\$92,911,971	\$86,418,376	\$153,454,650	\$105,025,235
APPROXIMATE ABSORPTION RATE	164.29%	86.27%	34.65%	86.86%	73.02%
APPROXIMATE MONTHS INVENTORY SUPPLY	.61	1.16	2.89	1.15	1.37
TOTAL NUMBER OF UNITS LISTED	294	243	283	414	403



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2022 vs. 2021

PRICES +9.52%

Average Sale Price

SUPPLY +20.3%

Approx. Months Supply

SALES -22.6%

Closed Sales

ABSORPTION RATE -16.02%

Approximate

MARKET TIME -9 DAYS

Days On Market

NEGOTIABILITY +.52%

Listing Discount

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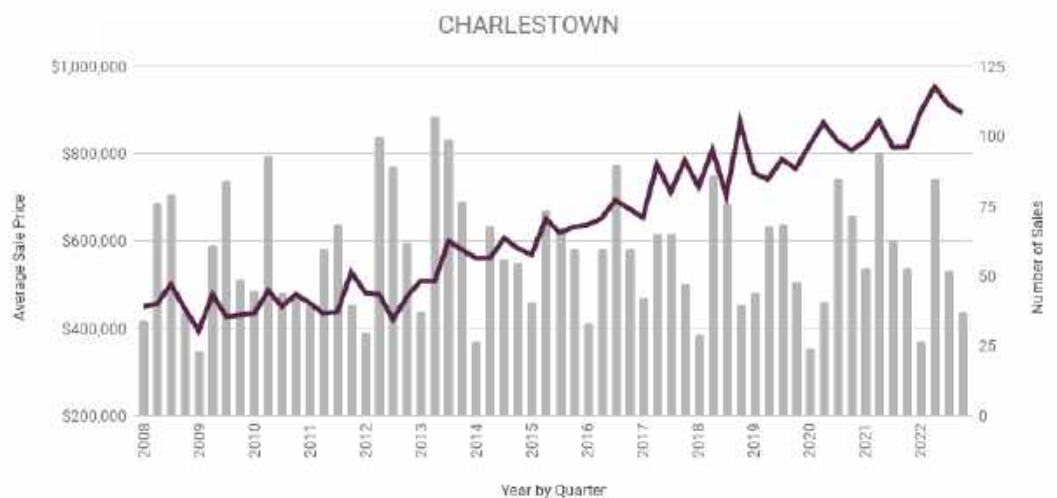


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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$726	\$727	\$769	\$773	\$824
AVERAGE SALES PRICE	\$778,044	\$765,144	\$829,804	\$841,562	\$921,707
AVERAGE SALES PRICE VS. LIST PRICE	101.83%	100.11%	99.63%	100.41%	100.94%
AVERAGE DOM (DAYS ON MARKET)	30	39	32	40	31
TOTAL TRANSACTIONS	231	215	222	265	205
TOTAL DOLLAR VOLUME SOLD	\$179,728,330	\$164,506,043	\$184,216,674	\$223,014,078	\$188,949,976
APPROXIMATE ABSORPTION RATE	128.89%	298.61%	51.39%	184.03%	155.3%
APPROXIMATE MONTHS INVENTORY SUPPLY	.78	.33	1.95	.54	.64
TOTAL NUMBER OF UNITS LISTED	275	265	327	299	259



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YEAR-OVER-YEAR

2022 vs. 2021

PRICES +3.5%

Average Sale Price

SUPPLY -9.6%

Approx. Months Supply

SALES -14.2%

Closed Sales

ABSORPTION RATE +10.4%

Approximate

MARKET TIME -1 DAYS

Days On Market

NEGOTIABILITY +.22%

Listing Discount

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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$414	\$445	\$450	\$478	\$483
AVERAGE SALES PRICE	\$516,979	\$513,219	\$534,950	\$564,981	\$585,034
AVERAGE SALES PRICE VS. LIST PRICE	100.31%	98.79%	99.66%	99.91%	100.13%
AVERAGE DOM (DAYS ON MARKET)	38	54	41	41	40
TOTAL TRANSACTIONS	239	236	222	252	216
TOTAL DOLLAR VOLUME SOLD	\$123,558,000	\$121,119,917	\$118,758,979	\$142,375,348	\$126,367,534
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	311	324	299	352	268



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YEAR-OVER-YEAR

2022 vs. 2021

PRICES +24.7%
Average Sale Price

SUPPLY +43.8%
Approx. Months Supply

SALES -.92%
Closed Sales

ABSORPTION RATE -30.4%
Approximate

MARKET TIME -30 DAYS
Days On Market

NEGOTIABILITY -.43%
Listing Discount

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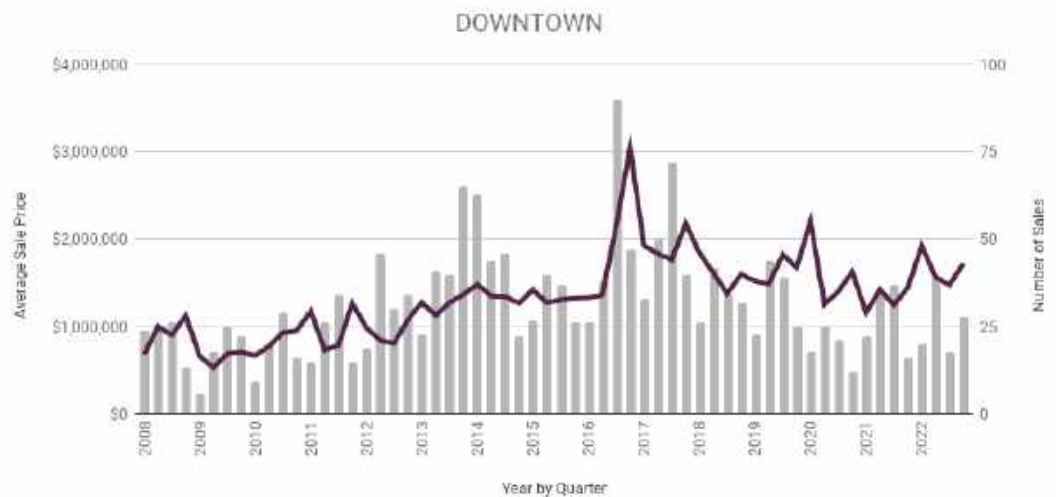


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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$1,152	\$1,101	\$1,051	\$981	\$1,133
AVERAGE SALES PRICE	\$1,595,089	\$1,630,492	\$1,581,408	\$1,315,114	\$1,640,201
AVERAGE SALES PRICE VS. LIST PRICE	93.41%	95.32%	94.72%	96.12%	95.71%
AVERAGE DOM (DAYS ON MARKET)	95	91	97	125	95
TOTAL TRANSACTIONS	134	131	76	109	108
TOTAL DOLLAR VOLUME SOLD	\$213,741,998	\$213,594,453	\$120,187,078	\$143,347,479	\$177,141,759
APPROXIMATE ABSORPTION RATE	17.4%	22.9%	9.31%	22.15%	15.79%
APPROXIMATE MONTHS INVENTORY SUPPLY	5.73	4.36	10.74	4.51	6.33
TOTAL NUMBER OF UNITS LISTED	3	253	212	190	261



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

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YEAR-OVER-YEAR

2022 vs. 2021

PRICES -13.2%

Average Sale Price

SUPPLY +134%

Approx. Months Supply

SALES -62%

Closed Sales

ABSORPTION RATE -57.2%

Approximate

MARKET TIME -119 DAYS

Days On Market

NEGOTIABILITY -.33%

Listing Discount

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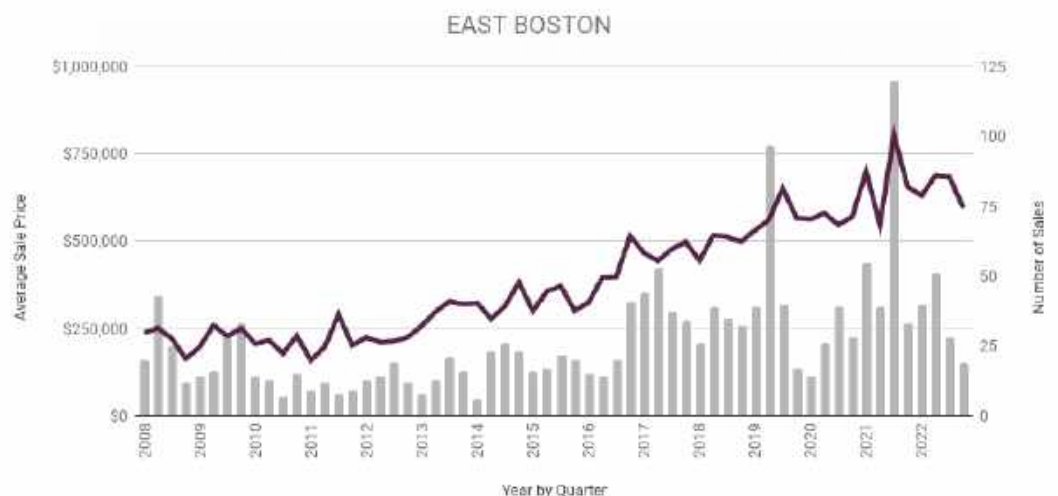


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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$515	\$596	\$591	\$824	\$679
AVERAGE SALES PRICE	\$497,357	\$578,457	\$564,468	\$755,303	\$655,127
AVERAGE SALES PRICE VS. LIST PRICE	100.55%	99.29%	8.76%	99.74%	99.41%
AVERAGE DOM (DAYS ON MARKET)	45	46	61	167	48
TOTAL TRANSACTIONS	132	173	109	369	140
TOTAL DOLLAR VOLUME SOLD	\$65,651,142	\$100,073,093	\$61,527,027	\$278,707,051	\$91,717,907
APPROXIMATE ABSORPTION RATE	55%	48.33%	17.14%	113.8%	48.61%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.82	2.07	5.83	.88	2.06
TOTAL NUMBER OF UNITS LISTED	214	295	288	335	238



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2022 vs. 2021

PRICES -2.15%

Average Sale Price

SUPPLY N/A

Approx. Months Supply

SALES -37.4%

Closed Sales

ABSORPTION RATE +.15%

Approximate

MARKET TIME -3 DAYS

Days On Market

NEGOTIABILITY .61%

Listing Discount

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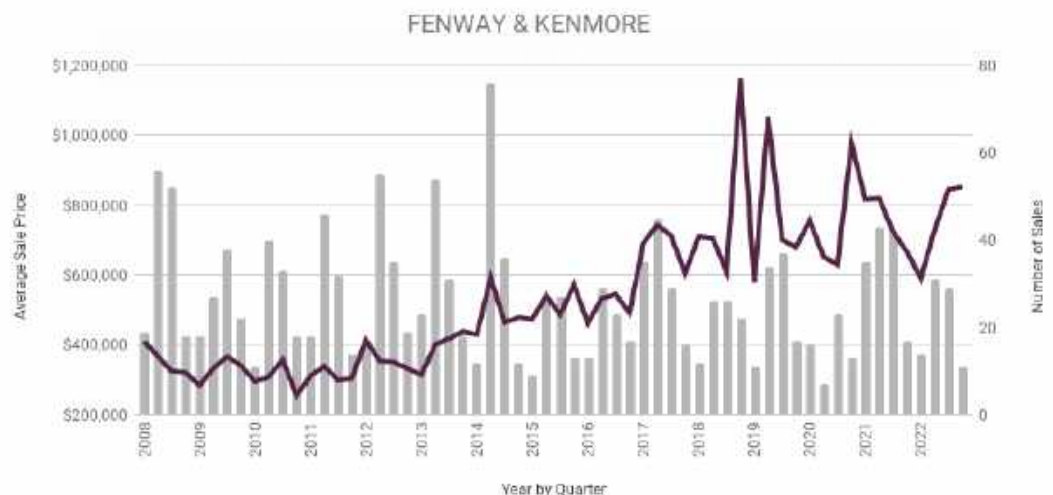


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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$1,042	\$996	\$969	\$967	\$998
AVERAGE SALES PRICE	\$795,351	\$794,145	\$750,736	\$769,689	\$753,107
AVERAGE SALES PRICE VS. LIST PRICE	98.76%	95.75%	97.7%	98.89%	99.5%
AVERAGE DOM (DAYS ON MARKET)	36	45	43	47	44
TOTAL TRANSACTIONS	86	103	61	139	87
TOTAL DOLLAR VOLUME SOLD	\$68,400,229	\$81,796,936	\$45,794,900	\$106,986,811	\$65,520,326
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	170	145	153	167	114



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2022 vs. 2021

PRICES +5.04%

Average Sale Price

SUPPLY +134.1%

Approx. Months Supply

SALES -22.05%

Closed Sales

ABSORPTION RATE -57%

Approximate

MARKET TIME -5 DAYS

Days On Market

NEGOTIABILITY +1.16%

Listing Discount

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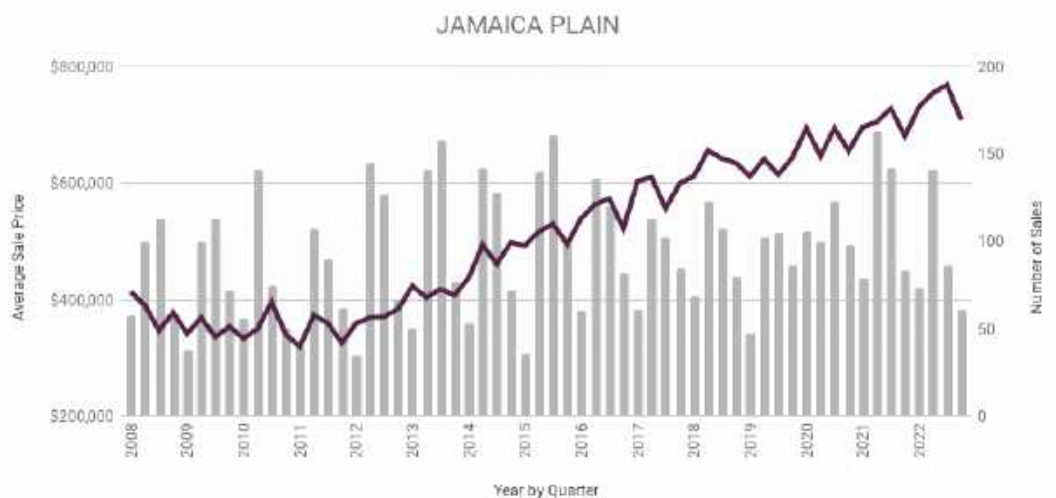


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AVERAGE PRICE PER FOOT	\$523	\$536	\$571	\$501	\$615
AVERAGE SALES PRICE	\$639,985	\$630,663	\$674,076	\$706,342	\$741,943
AVERAGE SALES PRICE VS. LIST PRICE	102.83%	101.47%	100.85%	102.23%	103.41%
AVERAGE DOM (DAYS ON MARKET)	28	34	40	34	29
TOTAL TRANSACTIONS	379	339	428	524	364
TOTAL DOLLAR VOLUME SOLD	\$242,554,405	\$213,794,773	\$288,504,592	\$329,861,887	\$270,067,441
APPROXIMATE ABSORPTION RATE	126.67%	88.54%	70.26%	243.23%	104.6%
APPROXIMATE MONTHS INVENTORY SUPPLY	.79	1.13	1.42	.41	.96
TOTAL NUMBER OF UNITS LISTED	469	461	506	524	459



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2022 vs. 2021

PRICES +10.2%

Average Sale Price

SUPPLY N/A

Approx. Months Supply

SALES -25%

Closed Sales

ABSORPTION RATE N/A

Approximate

MARKET TIME +1 DAYS

Days On Market

NEGOTIABILITY +1.23%

Listing Discount

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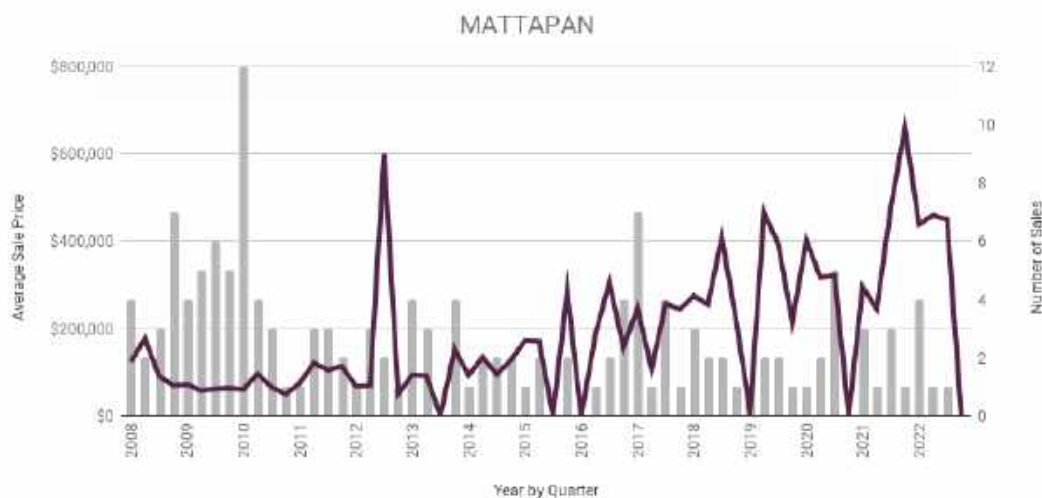


BERKSHIRE
HATHAWAY
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$250	\$291	\$340	\$294	\$339
AVERAGE SALES PRICE	\$296,750	\$342,250	\$331,618	\$402,875	\$444,333
AVERAGE SALES PRICE VS. LIST PRICE	101.34%	96.96%	102.52%	100.442%	101.68%
AVERAGE DOM (DAYS ON MARKET)	42	91	46	42	43
TOTAL TRANSACTIONS	8	6	8	8	6
TOTAL DOLLAR VOLUME SOLD	\$2,374,000	\$2,053,500	\$2,652,950	\$3,223,000	\$2,666,000
APPROXIMATE ABSORPTION RATE	22.22%	50%	33.3%	13.33%	0%
APPROXIMATE MONTHS INVENTORY SUPPLY	4.5	2	3	7.5	0
TOTAL NUMBER OF UNITS LISTED	13	7	12	15	10



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

2022 vs. 2021

PRICES +23.3%

Average Sale Price

SUPPLY -17.5%

Approx. Months Supply

SALES -19.05%

Closed Sales

ABSORPTION RATE +21.4%

Approximate

MARKET TIME +20 DAYS

Days On Market

NEGOTIABILITY -2.01%

Listing Discount

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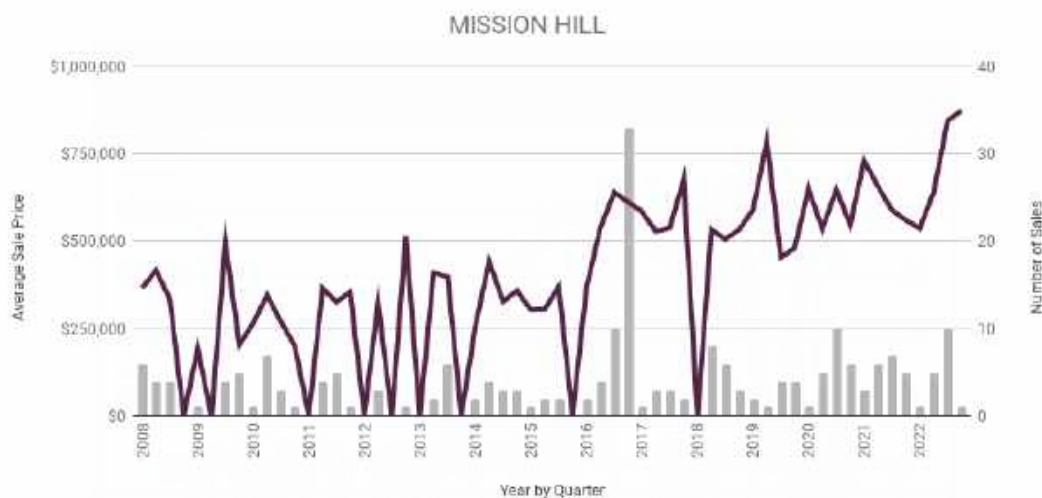


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$528	\$453	\$548	\$557	\$724
AVERAGE SALES PRICE	\$523,691	\$518,568	\$595,471	\$622,280	\$767,552
AVERAGE SALES PRICE VS. LIST PRICE	104.53%	100.69%	99.07%	100.86%	98.84%
AVERAGE DOM (DAYS ON MARKET)	35	41	64	30	50
TOTAL TRANSACTIONS	17	11	22	21	17
TOTAL DOLLAR VOLUME SOLD	\$8,902,762	\$5,704,255	\$13,100,380	\$13,067,900	\$13,048,399
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	26	20	41	26	28



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

2022 vs. 2021

PRICES +28.3%

Average Sale Price

SUPPLY -14.8%

Approx. Months Supply

SALES -21.3%

Closed Sales

ABSORPTION RATE +17.9%

Approximate

MARKET TIME -10 DAYS

Days On Market

NEGOTIABILITY +.37%

Listing Discount

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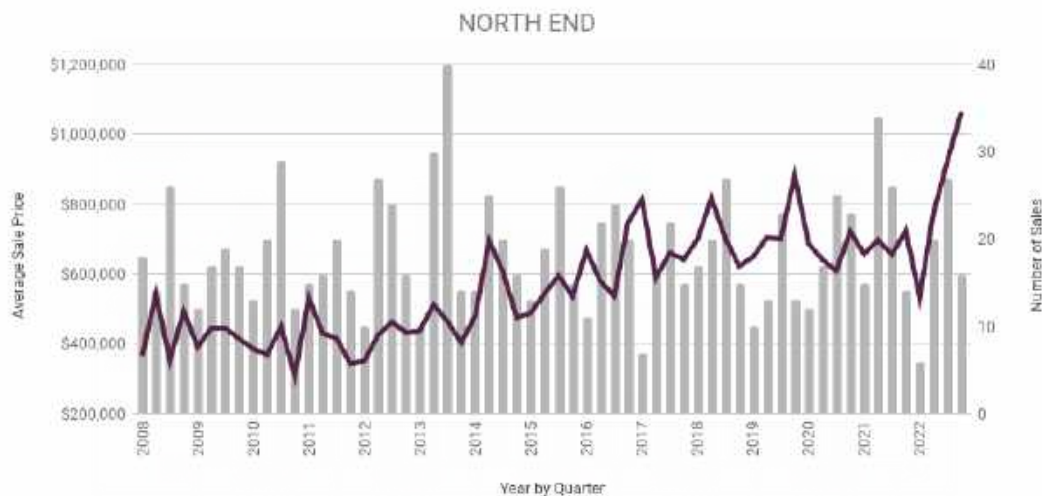


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HATHAWAY
HomeServices
Warren Residential

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535 Boylston Street
Boston, MA 02116

	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$969	\$912	\$896	\$899	\$982
AVERAGE SALES PRICE	\$714,369	\$732,601	\$664,635	\$683,324	\$876,723
AVERAGE SALES PRICE VS. LIST PRICE	99.93%	98.01%	97.4%	97.59%	97.95%
AVERAGE DOM (DAYS ON MARKET)	37	53	46	60	50
TOTAL TRANSACTIONS	79	59	78	89	70
TOTAL DOLLAR VOLUME SOLD	\$56,435,181	\$43,223,509	\$51,841,598	\$60,815,916	\$61,370,649
APPROXIMATE ABSORPTION RATE	96.24%	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	113	98	148	108	100



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

2022 vs. 2021

PRICES +8.57%

Average Sale Price

SUPPLY +313%

Approx. Months Supply

SALES -21.5%

Closed Sales

ABSORPTION RATE -75.8%

Approximate

MARKET TIME -7 DAYS

Days On Market

NEGOTIABILITY +1.09%

Listing Discount

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BERKSHIRE
HATHAWAY
Home Services
Warren Residential

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535 Boylston Street
Boston, MA 02116

	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$404	\$419	\$436	\$488	\$485
AVERAGE SALES PRICE	\$493,069	\$484,507	\$515,848	\$572,412	\$621,313
AVERAGE SALES PRICE VS. LIST PRICE	101.72%	101.52%	101.82%	101.7%	102.81%
AVERAGE DOM (DAYS ON MARKET)	29	42	30	33	26
TOTAL TRANSACTIONS	161	169	189	209	164
TOTAL DOLLAR VOLUME SOLD	\$79,384,250	\$81,881,698	\$97,495,385	\$119,634,146	\$101,895,466
APPROXIMATE ABSORPTION RATE	111.81%	108.33%	98.44%	435.42%	105.31%
APPROXIMATE MONTHS INVENTORY SUPPLY	.89	.92	1.02	.23	.95
TOTAL NUMBER OF UNITS LISTED	200	218	240	224	208



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

2022 vs. 2021

PRICES +2.07%

Average Sale Price

SUPPLY -78.9%

Approx. Months Supply

SALES +20.9%

Closed Sales

ABSORPTION RATE +372%

Approximate

MARKET TIME +19 DAYS

Days On Market

NEGOTIABILITY +.35%

Listing Discount

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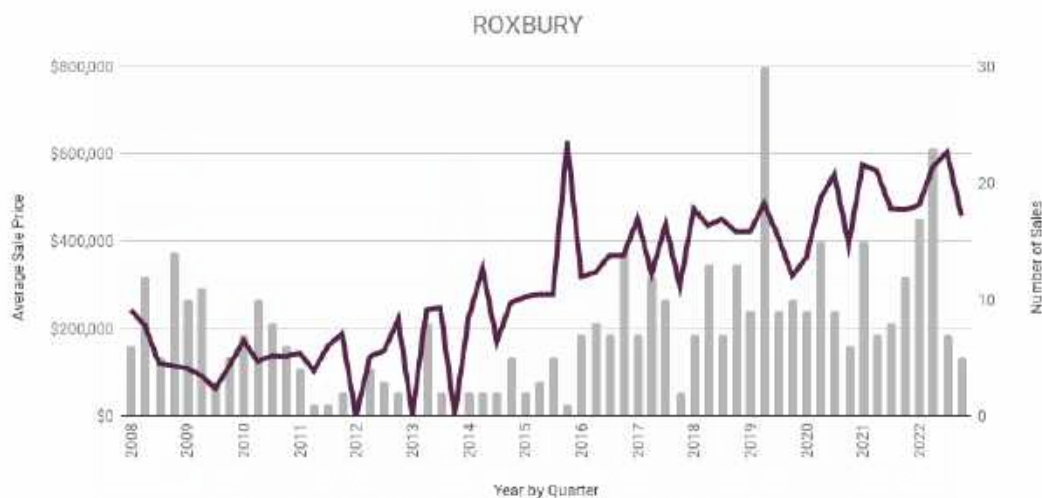


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$327	\$328	\$401	\$471	\$548
AVERAGE SALES PRICE	\$440,706	\$407,617	\$463,226	\$525,290	\$536,174
AVERAGE SALES PRICE VS. LIST PRICE	97.96%	99.19%	99.55%	99.3%	99.64%
AVERAGE DOM (DAYS ON MARKET)	51	64	42	44	63
TOTAL TRANSACTIONS	40	42	40	43	52
TOTAL DOLLAR VOLUME SOLD	\$17,628,252	\$17,119,948	\$18,529,052	\$22,587,498	\$27,881,055
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	78	68	64	79	66



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

2022 vs. 2021

PRICES

Average Sale Price

-7.3%

SUPPLY

Approx. Months Supply

-24.5%

SALES

Closed Sales

-41.4%

ABSORPTION RATE

Approximate

+32.2%

MARKET TIME

Days On Market

+31 DAYS

NEGOTIABILITY

Listing Discount

+.05%

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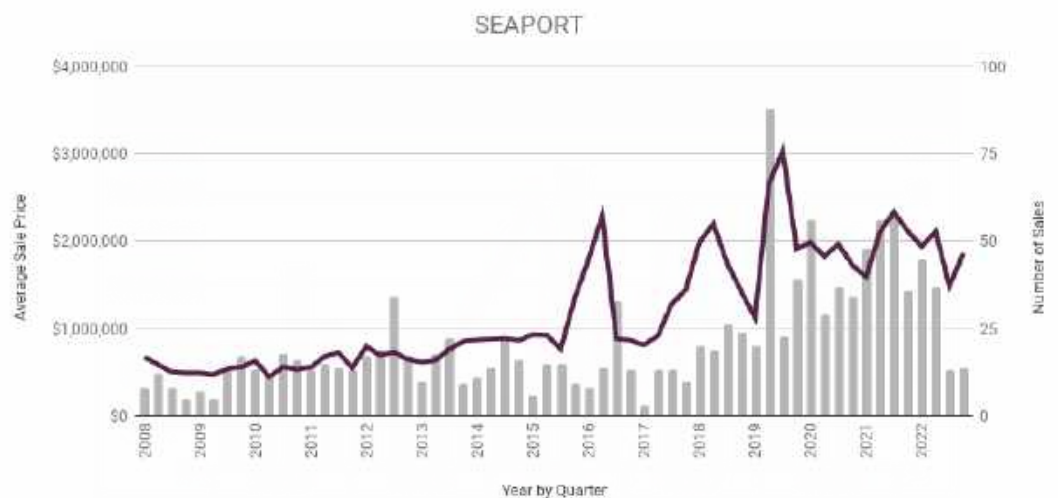


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$1,229	\$1,632	\$1,584	\$1,617	\$1,508
AVERAGE SALES PRICE	\$1,813,537	\$2,468,501	\$1,889,284	\$2,051,460	\$1,901,642
AVERAGE SALES PRICE VS. LIST PRICE	97.68%	98.8%	98.76%	98.44%	98.48%
AVERAGE DOM (DAYS ON MARKET)	65	44	52	54	85
TOTAL TRANSACTIONS	89	158	157	198	116
TOTAL DOLLAR VOLUME SOLD	\$161,404,873	\$392,867,311	\$296,617,696	\$406,189,135	\$220,590,515
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	170	331	232	325	193



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

2022 vs. 2021

PRICES +2.89%

Average Sale Price

SUPPLY +7.9%

Approx. Months Supply

SALES -36.4%

Closed Sales

ABSORPTION RATE -7.4%

Approximate

MARKET TIME -7 DAYS

Days On Market

NEGOTIABILITY +.14%

Listing Discount

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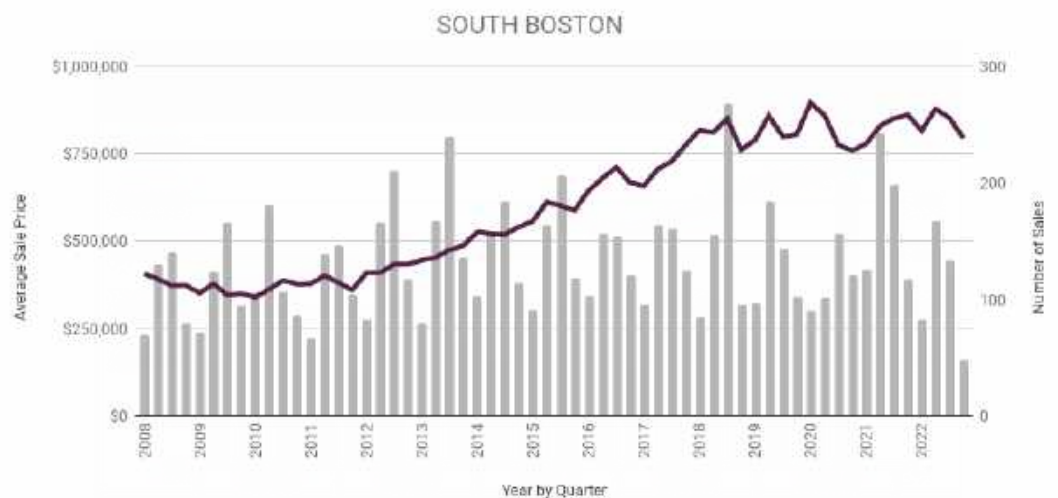


**BERKSHIRE
HATHAWAY**
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$755	\$741	\$752	\$772	\$813
AVERAGE SALES PRICE	\$823,449	\$818,111	\$813,685	\$832,174	\$856,224
AVERAGE SALES PRICE VS. LIST PRICE	99.39%	98.72%	98.315	98.96%	99.1%
AVERAGE DOM (DAYS ON MARKET)	36	54	58	51	44
TOTAL TRANSACTIONS	604	523	478	692	440
TOTAL DOLLAR VOLUME SOLD	\$497,363,359	\$427,872,168	\$388,941,898	\$575,864,816	\$376,738,626
APPROXIMATE ABSORPTION RATE	61.04%	60.53%	35.32%	113.4%	104.76%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.64	1.65	2.83	.88	.95
TOTAL NUMBER OF UNITS LISTED	836	709	907	830	579



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

2022 vs. 2021

PRICES +12.1%

Average Sale Price

SUPPLY -4.3%

Approx. Months Supply

SALES -10.2%

Closed Sales

ABSORPTION RATE +5.01%

Approximate

MARKET TIME -9 DAYS

Days On Market

NEGOTIABILITY +.5%

Listing Discount

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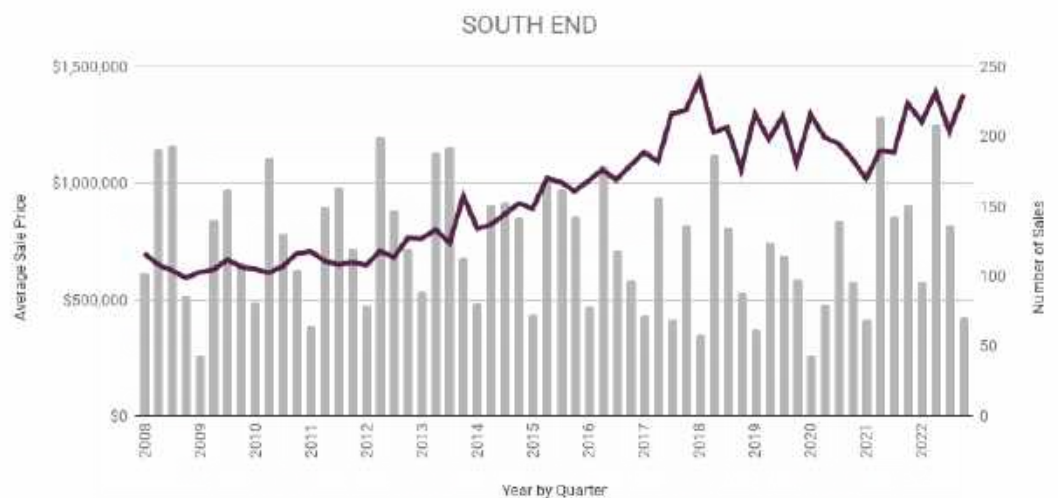


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$1,044	\$1,030	\$1,019	\$1,072	\$1,142
AVERAGE SALES PRICE	\$1,222,509	\$1,026,302	\$1,172,352	\$1,178,603	\$1,321,424
AVERAGE SALES PRICE VS. LIST PRICE	100.24%	83.92%	98.07%	99.51%	100.01%
AVERAGE DOM (DAYS ON MARKET)	41	48	48	50	41
TOTAL TRANSACTIONS	468	408	361	577	518
TOTAL DOLLAR VOLUME SOLD	\$572,134,595	\$414,626,214	\$423,219,378	\$680,054,012	\$684,497,673
APPROXIMATE ABSORPTION RATE	86.97%	73.73%	27.85%	72.26%	76.02%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.15	1.36	3.59	1.38	1.32
TOTAL NUMBER OF UNITS LISTED	391	539	790	788	846



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

2022 vs. 2021

PRICES +9.06%

Average Sale Price

SUPPLY -24.3%

Approx. Months Supply

SALES -22.5%

Closed Sales

ABSORPTION RATE +32.1%

Approximate

MARKET TIME -17 DAYS

Days On Market

NEGOTIABILITY -.57%

Listing Discount

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535 Boylston Street
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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$1,020	\$1,069	\$1,017	\$1,063	\$1,096
AVERAGE SALES PRICE	\$1,313,292	\$1,537,136	\$1,302,360	\$1,483,420	\$1,617,770
AVERAGE SALES PRICE VS. LIST PRICE	97.54%	96.96%	96.14%	96.83%	96.28%
AVERAGE DOM (DAYS ON MARKET)	84	94	93	88	71
TOTAL TRANSACTIONS	142	118	103	160	124
TOTAL DOLLAR VOLUME SOLD	\$186,487,544	\$181,382,062	\$134,143,082	\$237,347,237	\$200,603,600
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	209	241	269	229	178



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THE WARREN REPORT
CONDO EDITION

YEAR-OVER-YEAR

2022 vs. 2021

PRICES +1.12%
Average Sale Price

SUPPLY +55%
Approx. Months Supply

SALES -3.23%
Closed Sales

ABSORPTION RATE -35.4%
Approximate

MARKET TIME +3 DAYS
Days On Market

NEGOTIABILITY -.63%
Listing Discount

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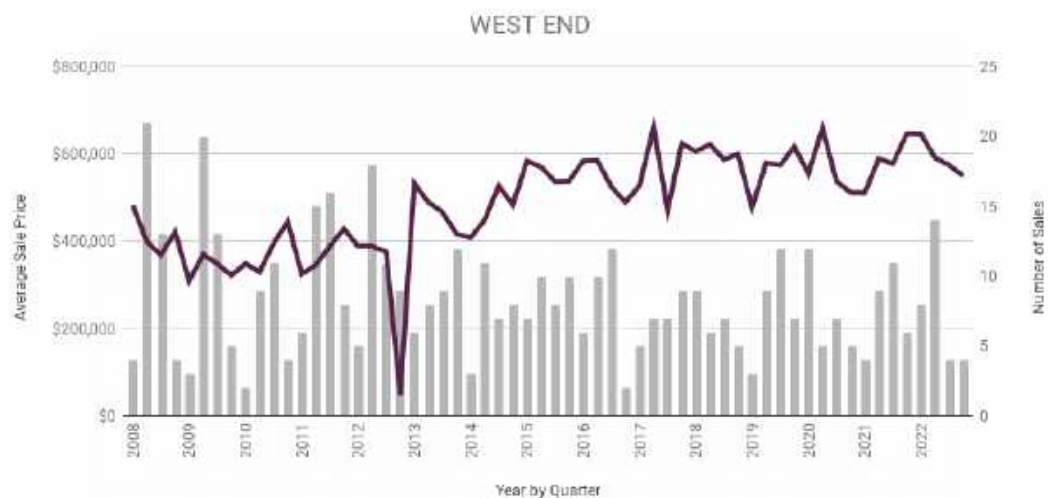


BERKSHIRE
HATHAWAY
Home Services
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$627	\$657	\$634	\$641	\$644
AVERAGE SALES PRICE	\$603,668	\$576,315	\$561,464	\$591,552	\$598,191
AVERAGE SALES PRICE VS. LIST PRICE	99.98%	100.58%	98.79%	99.2%	98.58%
AVERAGE DOM (DAYS ON MARKET)	52	67	69	54	57
TOTAL TRANSACTIONS	27	31	29	31	30
TOTAL DOLLAR VOLUME SOLD	\$16,299,055	\$17,865,792	\$16,282,465	\$18,338,141	\$17,945,750
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	33	40	47	59	52



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

2022 vs. 2021

PRICES +21.05%

Average Sale Price

SUPPLY -1.9%

Approx. Months Supply

SALES +2.13%

Closed Sales

ABSORPTION RATE +2.13%

Approximate

MARKET TIME -10 DAYS

Days On Market

NEGOTIABILITY -.41%

Listing Discount

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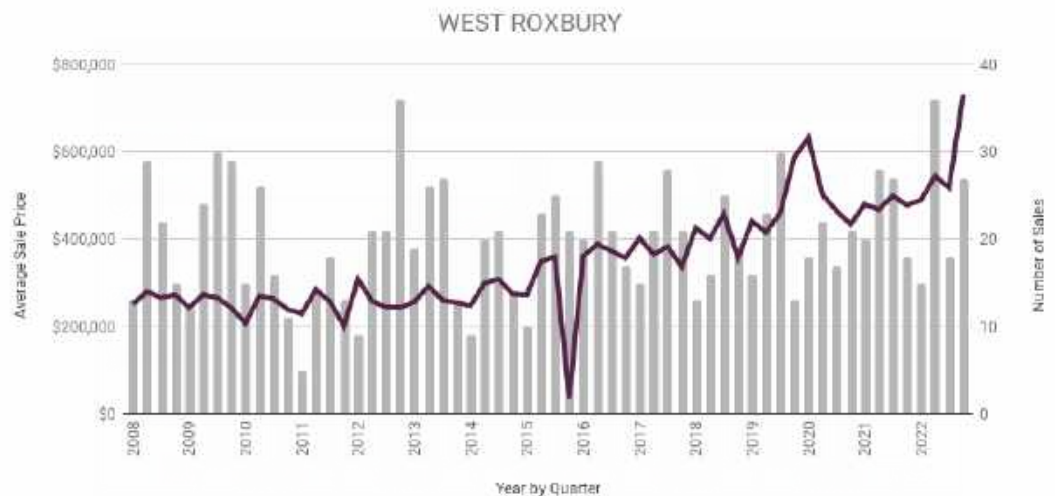


BERKSHIRE
HATHAWAY
Home Services
Warren Residential

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535 Boylston Street
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	2018	2019	2020	2021	2022
AVERAGE PRICE PER FOOT	\$386	\$399	\$443	\$425	\$479
AVERAGE SALES PRICE	\$417,928	\$472,119	\$505,892	\$482,625	\$584,201
AVERAGE SALES PRICE VS. LIST PRICE	100.84%	100.31%	99.95%	101.51%	101.09%
AVERAGE DOM (DAYS ON MARKET)	26	43	40	37	27
TOTAL TRANSACTIONS	73	76	78	94	96
TOTAL DOLLAR VOLUME SOLD	\$30,508,782	\$35,881,050	\$39,459,600	\$45,366,766	\$56,083,388
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	34	99	104	106	107



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SOUTH END

ALLSTON

BAY VILLAGE

BRIGHTON

CHARLESTOWN

DORCHESTER

EAST BOSTON

JAMAICA PLAIN

NORTH END

SEAPORT

SOUTH BOSTON

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