

BOSTON MARKET DATA
BY NEIGHBORHOOD

2023
Q1



THE **WARREN REPORT**

CONDO EDITION

warrenre.com

535 Boylston Street
Boston, MA 02116

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GLOSSARY OF TERMS

Average Price Per Foot

The average price per square foot cost is computed by adding the square foot cost of each home that has sold in an area and dividing by the number of homes sold.

Average Sales Price

The average sales price is computed by taking the total sales dollar volume for the area and dividing it by the total transactions.

Average Sales Price vs List Price

The average sales vs list price is computed by finding the difference between all the listing and sales prices and then dividing by the number of sales.

Average DOM

Average days on market is computed by taking the total number of days for each listing before it went pending and dividing by the total number of listings.

Total Dollar Volume Sold

Total dollar volume sold is computed by adding the sales price of every listing together during a certain time period.

Total Transactions

The total transactions for a period are the number of listings that transferred ownership in that area.

Approximate Absorption Rate

The absorption rate is the percentage of current on market listings which should sell over the next month. It is calculated by dividing the average number of homes sold per month by the total number of active listings. (The average number of homes sold per month is calculated by taking the total number of homes sold over the past 12 months and dividing it by 12).

Approximate Months Inventory Supply

Approximate months inventory supply is the number of months it would take to sell the current active inventory. It is computed by dividing the active listings on a certain date by the average number of homes sold in a month (The average number of homes sold per month is calculated by taking the total number of homes sold over the past 12 months and dividing it by 12).

Total Number of Units Listed

The total number of units listed is the number of listings that went active during the time period.

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YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES -8.9%
Average Sale Price

SUPPLY +12.5%
Approx. Months Supply

SALES -35.7%
Closed Sales

ABSORPTION RATE -11.6%
Approximate

MARKET TIME +11 DAYS
Days On Market

NEGOTIABILITY -2.3%
Listing Discount

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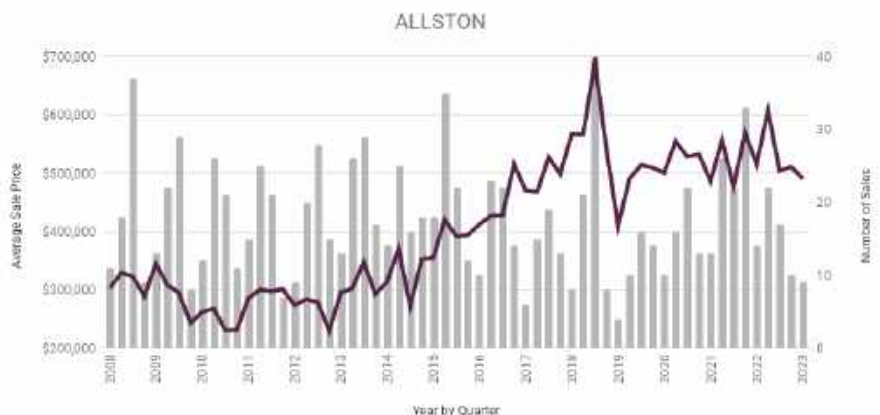
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$520	\$603	\$575	\$756	\$688
AVERAGE SALES PRICE	\$410,000	\$500,700	\$486,500	\$516,178	\$490,388
AVERAGE SALES PRICE VS. LIST PRICE	96.41%	98.13%	97.63%	100.41%	98.1%
AVERAGE DOM (DAYS ON MARKET)	77	55	54	54	65
TOTAL TRANSACTIONS	4	10	13	14	9
TOTAL DOLLAR VOLUME SOLD	\$1,640,000	\$5,007,000	\$6,324,500	\$7,226,500	\$4,413,500
APPROXIMATE ABSORPTION RATE	152.08%	59.52%	42.31%	74.24%	65.63%
APPROXIMATE MONTHS INVENTORY SUPPLY	.66	1.68	2.36	1.35	1.52
TOTAL NUMBER OF UNITS LISTED	10	19	28	30	21



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YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +42.4%

Average Sale Price

SUPPLY +104%

Approx. Months Supply

SALES -40.5%

Closed Sales

ABSORPTION RATE -51.1%

Approximate

MARKET TIME -10 DAYS

Days On Market

NEGOTIABILITY -4.36%

Listing Discount

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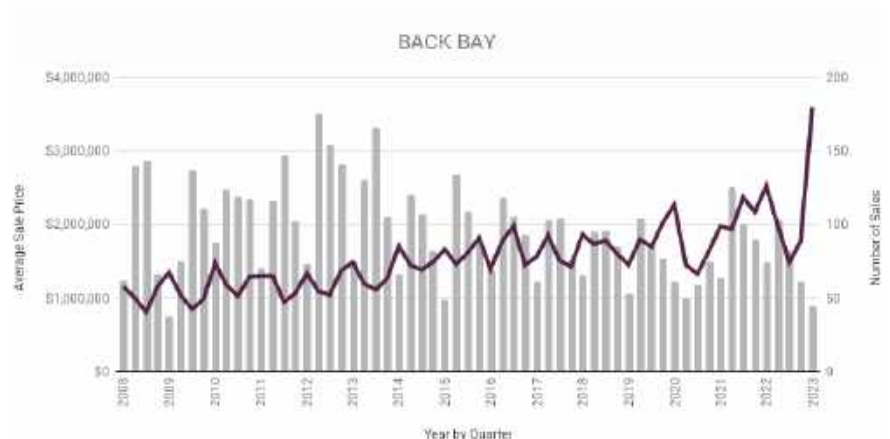
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AVERAGE PRICE PER FOOT	\$1,200	\$1,339	\$1,241	\$1,431	\$1,573
AVERAGE SALES PRICE	\$1,447,454	\$2,268,121	\$2,975,052	\$2,521,271	\$3,590,409
AVERAGE SALES PRICE VS. LIST PRICE	97.88%	96.23%	93.87%	97.47%	93.22%
AVERAGE DOM (DAYS ON MARKET)	62	74	108	91	81
TOTAL TRANSACTIONS	53	61	64	74	44
TOTAL DOLLAR VOLUME SOLD	\$76,715,080	\$138,355,400	\$126,403,377	\$186,574,100	\$157,978,000
APPROXIMATE ABSORPTION RATE	32.74%	42.18%	17.51%	41.98%	20.52%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.05	2.37	5.71	2.38	4.87
TOTAL NUMBER OF UNITS LISTED	131	92	136	125	130



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YEAR-OVER-YEAR

Q1:23 vs. Q1:22

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

N/A

NEGOTIABILITY

Listing Discount

N/A

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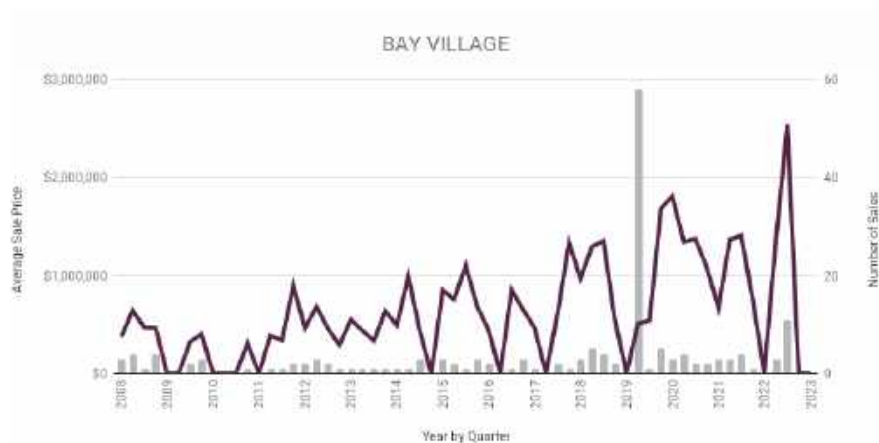
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AVERAGE PRICE PER FOOT	\$0	\$1,194	\$974	\$0	\$0
AVERAGE SALES PRICE	\$0	\$1,805,333	\$668,333	\$0	\$0
AVERAGE SALES PRICE VS. LIST PRICE	0%	98.67%	99.07%	0%	0%
AVERAGE DOM (DAYS ON MARKET)	0	83	105	0	0
TOTAL TRANSACTIONS	0	3	3	0	0
TOTAL DOLLAR VOLUME SOLD	\$0	\$5,415,999	\$2,004,999	\$0	\$0
APPROXIMATE ABSORPTION RATE	18.33%	45.83%	91.67%	0%	0%
APPROXIMATE MONTHS INVENTORY SUPPLY	5.45	2.18	1.09	0	0
TOTAL NUMBER OF UNITS LISTED	5	6	0	4	4



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YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +4.2%

Average Sale Price

SUPPLY +44.8%

Approx. Months Supply

SALES -25%

Closed Sales

ABSORPTION RATE -30.9%

Approximate

MARKET TIME +27 DAYS

Days On Market

NEGOTIABILITY +.07%

Listing Discount

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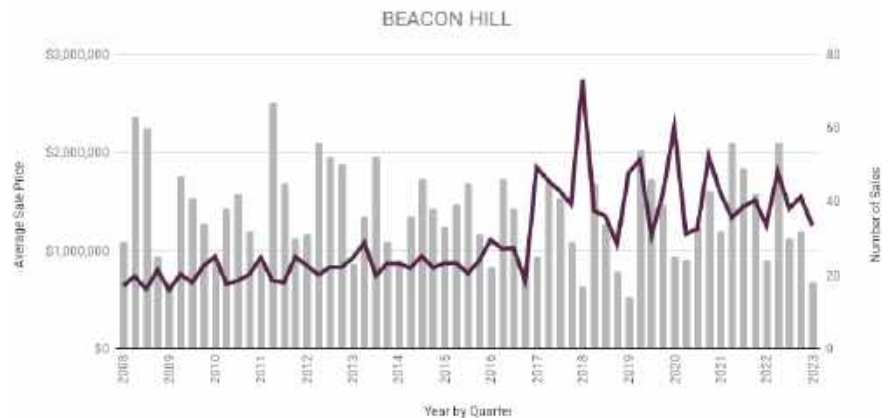
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$1,239	\$1,230	\$1,220	\$1,138	\$1,186
AVERAGE SALES PRICE	\$1,789,225	\$2,260,880	\$1,584,139	\$1,256,677	\$1,254,408
AVERAGE SALES PRICE VS. LIST PRICE	98.36%	93.32%	93.23%	97.07%	97.15%
AVERAGE DOM (DAYS ON MARKET)	106	73	118	76	103
TOTAL TRANSACTIONS	14	25	32	24	18
TOTAL DOLLAR VOLUME SOLD	\$25,049,155	\$56,522,000	\$50,692,449	\$30,160,265	\$22,579,345
APPROXIMATE ABSORPTION RATE	27.62%	37.16%	22.83%	44.44%	30.7%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.62	2.69	4.38	2.25	3.26
TOTAL NUMBER OF UNITS LISTED	63	52	73	68	51



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YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +46.8%

Average Sale Price

SUPPLY -41.05%

Approx. Months Supply

SALES +253%

Closed Sales

ABSORPTION RATE +69.2%

Approximate

MARKET TIME -27 DAYS

Days On Market

NEGOTIABILITY +2.2%

Listing Discount

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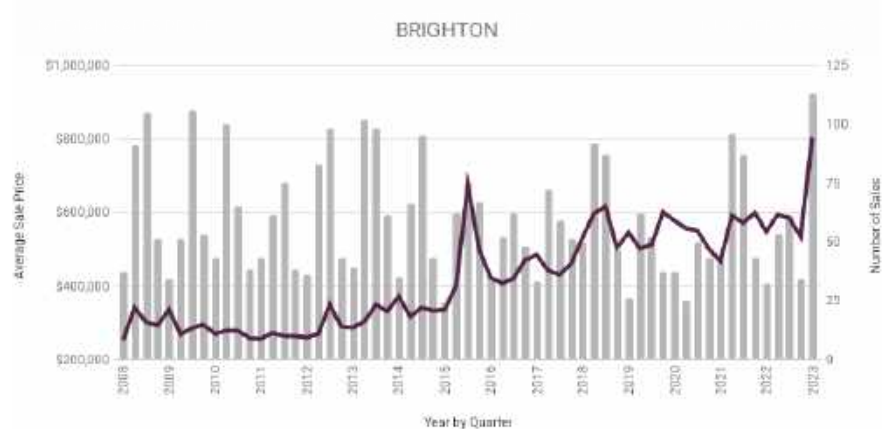
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$585	\$617	\$572	\$605	\$955
AVERAGE SALES PRICE	\$545,460	\$577,713	\$467,280	\$547,457	\$803,682
AVERAGE SALES PRICE VS. LIST PRICE	98.79%	98.7%	98.26%	99.55%	101.74%
AVERAGE DOM (DAYS ON MARKET)	57	55	61	64	37
TOTAL TRANSACTIONS	26	37	42	32	113
TOTAL DOLLAR VOLUME SOLD	\$14,181,983	\$21,375,399	\$19,625,781	\$17,518,634	\$90,816,151
APPROXIMATE ABSORPTION RATE	91.3%	86.11%	45.28%	52.58%	89%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.10	1.16	2.21	1.90	1.12
TOTAL NUMBER OF UNITS LISTED	51	56	74	122	68



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YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +5.05%

Average Sale Price

SUPPLY +25.3%

Approx. Months Supply

SALES -18.5%

Closed Sales

ABSORPTION RATE +22.3%

Approximate

MARKET TIME +10 DAYS

Days On Market

NEGOTIABILITY -.53%

Listing Discount

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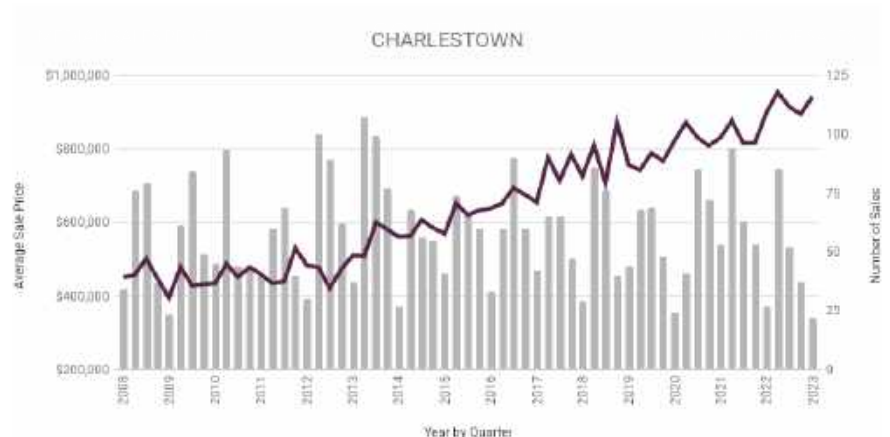
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$709	\$751	\$738	\$761	\$799
AVERAGE SALES PRICE	\$756,336	\$820,687	\$830,437	\$897,297	\$941,159
AVERAGE SALES PRICE VS. LIST PRICE	98.83%	99.54%	97.83%	99.7%	99.17%
AVERAGE DOM (DAYS ON MARKET)	53	48	70	54	64
TOTAL TRANSACTIONS	44	24	53	27	22
TOTAL DOLLAR VOLUME SOLD	\$33,278,824	\$19,696,500	\$44,013,200	\$24,227,027	\$20,705,500
APPROXIMATE ABSORPTION RATE	82.33%	85.53%	140%	112.96%	138.19%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.21	1.17	.71	.89	.72
TOTAL NUMBER OF UNITS LISTED	66	46	71	62	39



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YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +11.6%

Average Sale Price

SUPPLY +121%

Approx. Months Supply

SALES -51.7%

Closed Sales

ABSORPTION RATE -54.6%

Approximate

MARKET TIME +8 DAYS

Days On Market

NEGOTIABILITY +.42%

Listing Discount

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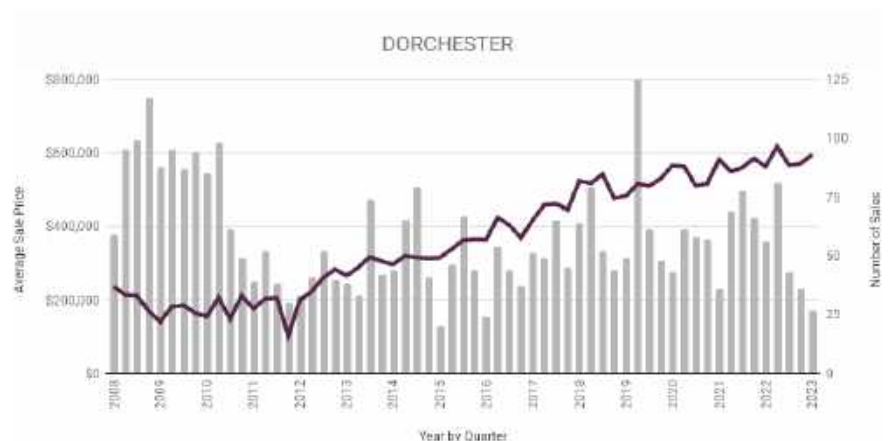
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$430	\$443	\$459	\$467	\$522
AVERAGE SALES PRICE	\$482,538	\$565,232	\$582,052	\$562,670	\$594,933
AVERAGE SALES PRICE VS. LIST PRICE	97.96%	100%	97.87%	99.04%	99.46%
AVERAGE DOM (DAYS ON MARKET)	66	62	62	64	72
TOTAL TRANSACTIONS	49	43	36	56	27
TOTAL DOLLAR VOLUME SOLD	\$23,644,400	\$24,304,998	\$20,953,899	\$31,509,569	\$16,063,198
APPROXIMATE ABSORPTION RATE	43.41%	79.17%	53.79%	125.9%	57.14%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.3	1.26	1.86	.79	1.75
TOTAL NUMBER OF UNITS LISTED	88	72	91	74	70



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YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +4.13%

Average Sale Price

SUPPLY +77.09%

Approx. Months Supply

SALES -35%

Closed Sales

ABSORPTION RATE -43.5%

Approximate

MARKET TIME -11 DAYS

Days On Market

NEGOTIABILITY +.73%

Listing Discount

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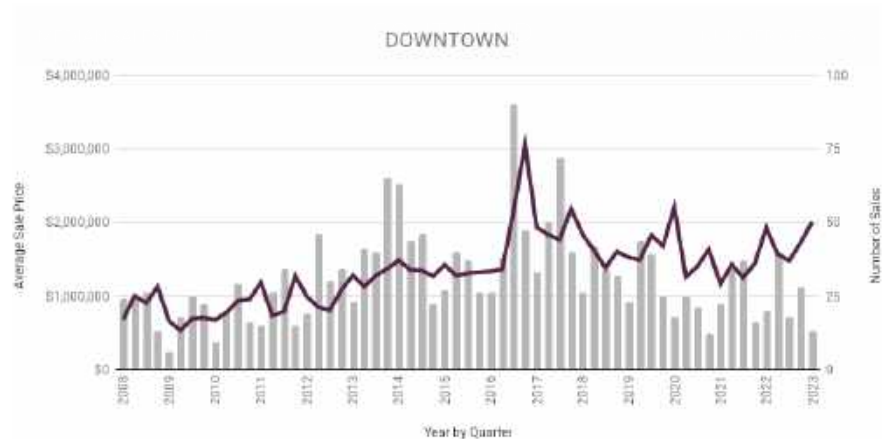
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$1,080	\$1,245	\$934	\$1,304	\$1,285
AVERAGE SALES PRICE	\$1,522,014	\$2,207,722	\$1,161,819	\$1,926,600	\$2,006,153
AVERAGE SALES PRICE VS. LIST PRICE	95.83%	94.45%	93.69%	95.96%	96.65%
AVERAGE DOM (DAYS ON MARKET)	80	155	106	120	109
TOTAL TRANSACTIONS	23	18	22	20	13
TOTAL DOLLAR VOLUME SOLD	\$35,006,330	\$39,738,999	\$25,560,031	\$38,532,000	\$26,080,000
APPROXIMATE ABSORPTION RATE	13.82%	23.86%	9.88%	18.17%	10.26%
APPROXIMATE MONTHS INVENTORY SUPPLY	7.24	4.19	10.12	5.5	9.74
TOTAL NUMBER OF UNITS LISTED	59	43	63	67	90



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

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Q1:23 vs. Q1:22

PRICES -2.16%

Average Sale Price

SUPPLY +92.3%

Approx. Months Supply

SALES -35%

Closed Sales

ABSORPTION RATE -47.8%

Approximate

MARKET TIME +13 DAYS

Days On Market

NEGOTIABILITY -.42%

Listing Discount

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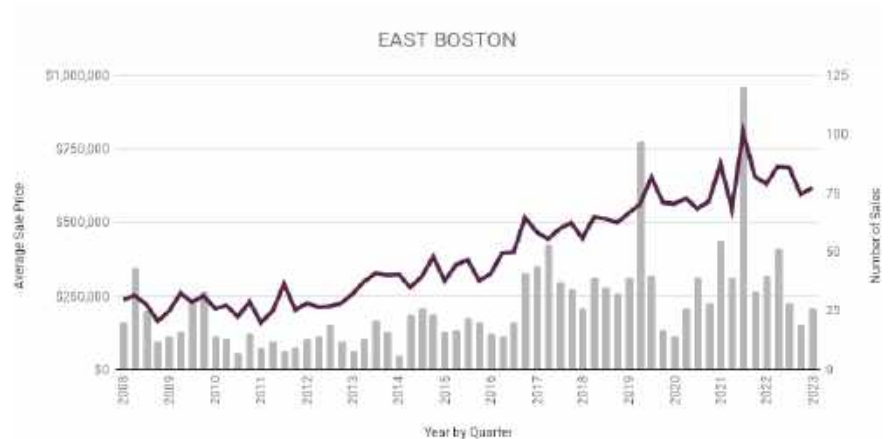
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$560	\$642	\$698	\$635	\$660
AVERAGE SALES PRICE	\$531,407	\$563,194	\$699,710	\$631,007	\$617,384
AVERAGE SALES PRICE VS. LIST PRICE	98.82%	98.71%	99.18%	99.53%	99.11%
AVERAGE DOM (DAYS ON MARKET)	51	82	60	57	70
TOTAL TRANSACTIONS	39	14	55	40	26
TOTAL DOLLAR VOLUME SOLD	\$20,724,894	\$7,884,727	\$38,484,100	\$25,240,299	\$16,052,000
APPROXIMATE ABSORPTION RATE	36.87%	31.62%	25.17%	85.24%	44.44
APPROXIMATE MONTHS INVENTORY SUPPLY	2.71	3.16	3.97	1.17	2.25
TOTAL NUMBER OF UNITS LISTED	85	55	86	83	36



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Q1:23 vs. Q1:22

PRICES +4.47%

Average Sale Price

SUPPLY +17.6%

Approx. Months Supply

SALES -14.2%

Closed Sales

ABSORPTION RATE -15.3%

Approximate

MARKET TIME -15 DAYS

Days On Market

NEGOTIABILITY +.52%

Listing Discount

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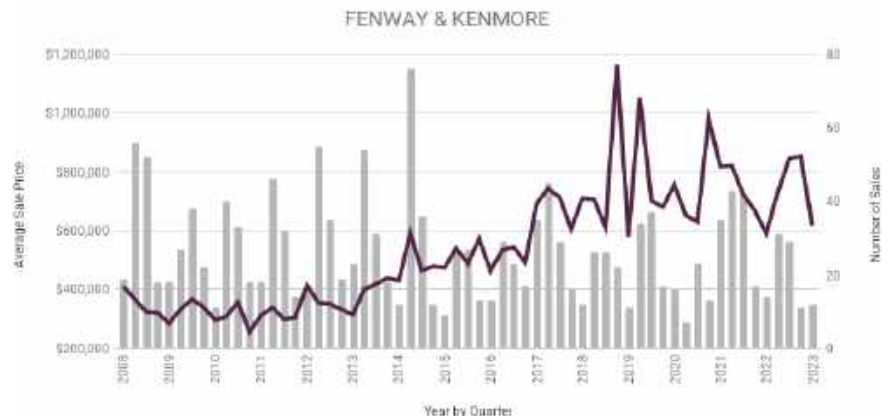
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AVERAGE PRICE PER FOOT	\$870	\$916	\$1,022	\$991	\$926
AVERAGE SALES PRICE	\$578,818	\$756,437	\$817,714	\$591,100	\$617,533
AVERAGE SALES PRICE VS. LIST PRICE	100.06%	97.73%	98.85%	99.18%	99.69%
AVERAGE DOM (DAYS ON MARKET)	69	61	70	58	33
TOTAL TRANSACTIONS	11	16	35	14	17
TOTAL DOLLAR VOLUME SOLD	\$6,366,999	\$12,103,000	\$28,620,000	\$8,275,400	\$7,410,400
APPROXIMATE ABSORPTION RATE	30.8%	145.83%	30.3%	76.92%	65.15%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.25	.69	3.30	1.30	1.53
TOTAL NUMBER OF UNITS LISTED	38	28	50	37	26



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YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES -10.8%

Average Sale Price

SUPPLY +172%

Approx. Months Supply

SALES -43.8%

Closed Sales

ABSORPTION RATE -63.1%

Approximate

MARKET TIME +7 DAYS

Days On Market

NEGOTIABILITY -3.6%

Listing Discount

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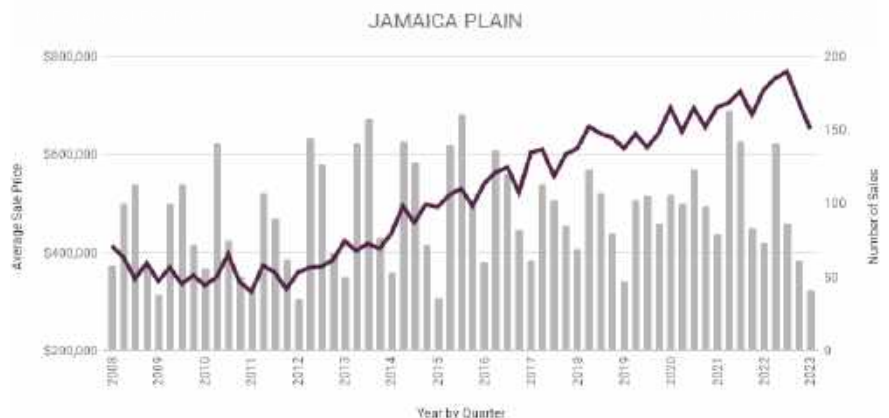
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$505	\$597	\$571	\$578	\$577
AVERAGE SALES PRICE	\$611,785	\$694,767	\$696,564	\$731,014	\$651,647
AVERAGE SALES PRICE VS. LIST PRICE	100.81%	99.78%	100.77%	102.14%	98.42%
AVERAGE DOM (DAYS ON MARKET)	50	63	52	45	52
TOTAL TRANSACTIONS	47	106	79	73	41
TOTAL DOLLAR VOLUME SOLD	\$28,753,927	\$73,645,333	\$55,028,600	\$53,364,071	\$26,717,559
APPROXIMATE ABSORPTION RATE	90.66%	158.33%	88.6%	195%	71.79%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.1	.63	1.13	.51	1.39
TOTAL NUMBER OF UNITS LISTED	93	91	136	120	86



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES -16.1%

Average Sale Price

SUPPLY N/A

Approx. Months Supply

SALES -75%

Closed Sales

ABSORPTION RATE N/A

Approximate

MARKET TIME -44 DAYS

Days On Market

NEGOTIABILITY +4.6%

Listing Discount

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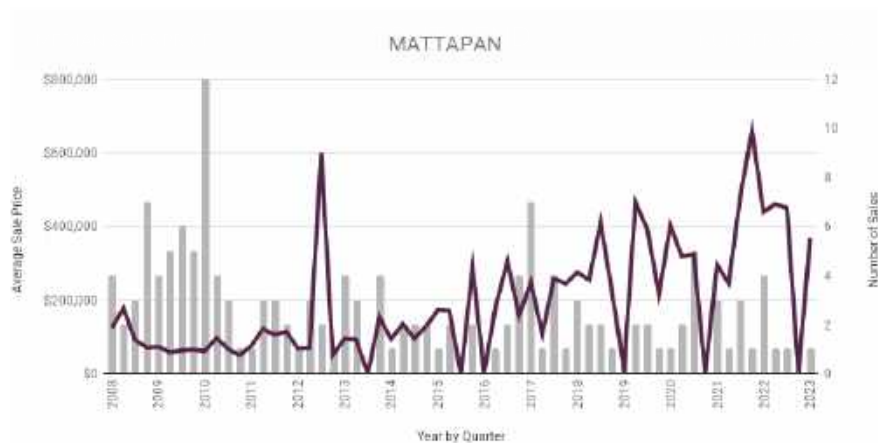
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$14	\$343	\$288	\$331	\$305
AVERAGE SALES PRICE	\$12,000	\$402,000	\$295,000	\$439,000	\$368,000
AVERAGE SALES PRICE VS. LIST PRICE	8.57%	107.2%	103.41%	100.75%	105.44%
AVERAGE DOM (DAYS ON MARKET)	108	18	51	55	11
TOTAL TRANSACTIONS	1	1	3	4	1
TOTAL DOLLAR VOLUME SOLD	\$12,000	\$402,000	\$885,000	\$1,756,000	\$368,000
APPROXIMATE ABSORPTION RATE	0%	58.33%	41.67%	0%	0%
APPROXIMATE MONTHS INVENTORY SUPPLY	0	1.71	2.4	0	0
TOTAL NUMBER OF UNITS LISTED	1	3	5	5	2



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +39.6%

Average Sale Price

SUPPLY +12.1%

Approx. Months Supply

SALES +0%

Closed Sales

ABSORPTION RATE -10.5%

Approximate

MARKET TIME +47 DAYS

Days On Market

NEGOTIABILITY -7.07%

Listing Discount

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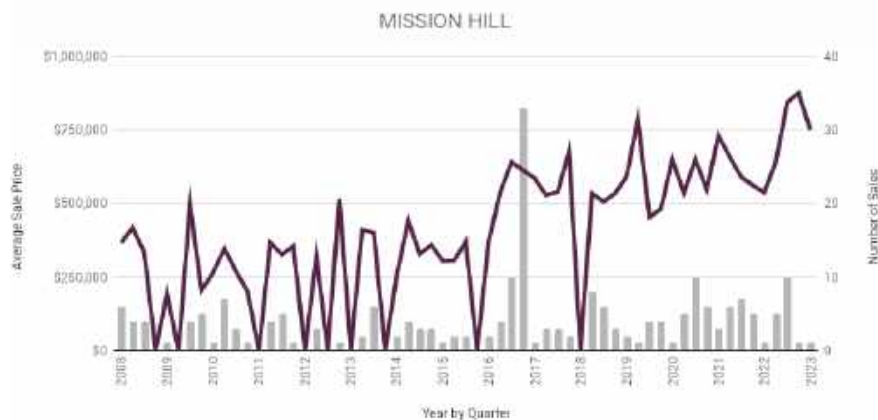
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$490	\$421	\$595	\$424	\$498
AVERAGE SALES PRICE	\$590,500	\$650,000	\$730,333	\$537,000	\$750,000
AVERAGE SALES PRICE VS. LIST PRICE	103.6%	95.6%	98.08%	102.29%	96.06%
AVERAGE DOM (DAYS ON MARKET)	19	35	73	9	56
TOTAL TRANSACTIONS	2	1	3	1	1
TOTAL DOLLAR VOLUME SOLD	\$1,181,000	\$650,000	\$2,191,000	\$537,000	\$750,000
APPROXIMATE ABSORPTION RATE	52.76%	16.67%	100%	52.78%	47.2%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.89	6	1	1.89	2.12
TOTAL NUMBER OF UNITS LISTED	6	8	6	9	2



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +38.4%

Average Sale Price

SUPPLY -28.9%

Approx. Months Supply

SALES +83.3%

Closed Sales

ABSORPTION RATE +40.6%

Approximate

MARKET TIME -51 DAYS

Days On Market

NEGOTIABILITY +.69%

Listing Discount

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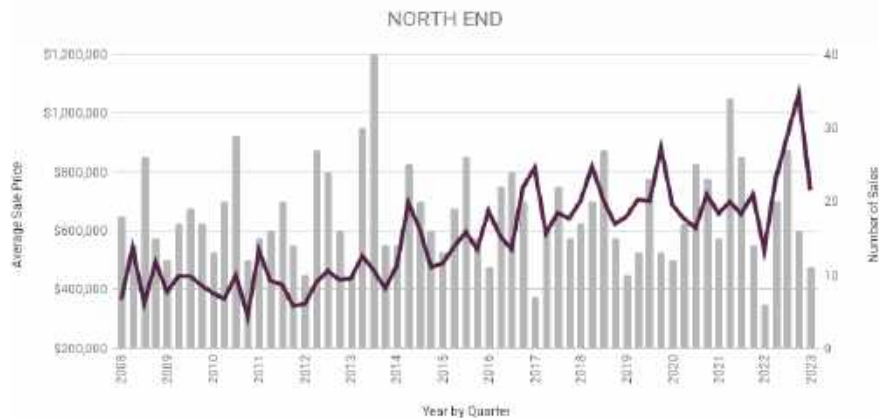
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$897	\$871	\$813	\$778	\$880
AVERAGE SALES PRICE	\$649,050	\$688,166	\$658,226	\$533,666	\$738,804
AVERAGE SALES PRICE VS. LIST PRICE	98.39%	96.38%	95.46%	97.81%	98.49%
AVERAGE DOM (DAYS ON MARKET)	62	56	95	93	42
TOTAL TRANSACTIONS	10	10	15	6	11
TOTAL DOLLAR VOLUME SOLD	\$6,490,500	\$8,258,000	\$9,873,400	\$3,202,000	\$8,126,845
APPROXIMATE ABSORPTION RATE	43.35%	56.48%	47.62%	55.56%	78.13%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.3	.77	2.10	1.80	1.28
TOTAL NUMBER OF UNITS LISTED	22	27	32	27	19



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +19.7%

Average Sale Price

SUPPLY +24.4%

Approx. Months Supply

SALES -21.8%

Closed Sales

ABSORPTION RATE -19.3%

Approximate

MARKET TIME +2 DAYS

Days On Market

NEGOTIABILITY -2.07%

Listing Discount

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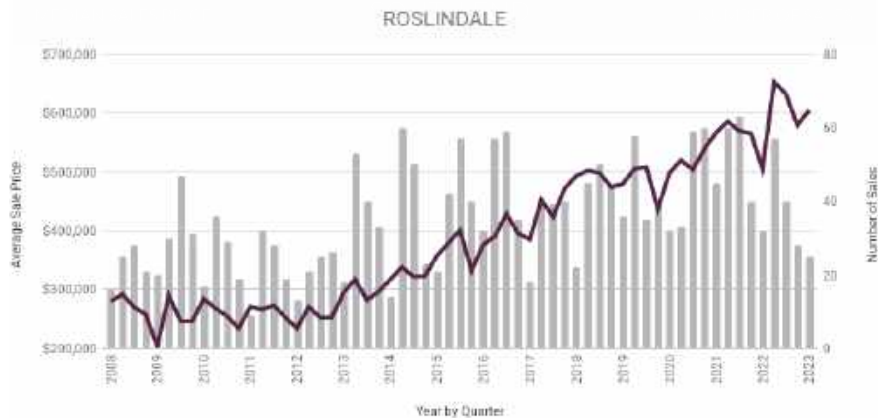
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$430	\$435	\$489	\$435	\$524
AVERAGE SALES PRICE	\$479,708	\$498,019	\$567,008	\$505,175	\$604,911
AVERAGE SALES PRICE VS. LIST PRICE	100.02%	100.79%	100.08%	101.29%	99.2%
AVERAGE DOM (DAYS ON MARKET)	52	43	51	43	45
TOTAL TRANSACTIONS	36	32	45	32	25
TOTAL DOLLAR VOLUME SOLD	\$17,269,499	\$15,936,638	\$25,515,400	\$16,165,600	\$15,122,775
APPROXIMATE ABSORPTION RATE	104.17%	175%	141.67%	204.17%	164.58%
APPROXIMATE MONTHS INVENTORY SUPPLY	.96	.57	.71	49	.61
TOTAL NUMBER OF UNITS LISTED	36	49	63	53	42



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THE **WARREN REPORT**
CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +13.8%
Average Sale Price

SUPPLY -89.8%
Approx. Months Supply

SALES -76.4%
Closed Sales

ABSORPTION RATE +895%
Approximate

MARKET TIME +22 DAYS
Days On Market

NEGOTIABILITY -3.4%
Listing Discount

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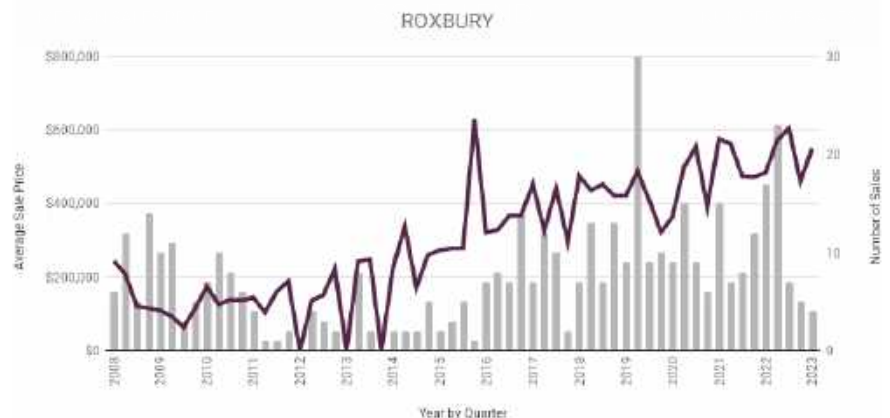
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$360	\$308	\$444	\$553	\$419
AVERAGE SALES PRICE	\$422,000	\$362,972	\$575,533	\$482,973	\$549,750
AVERAGE SALES PRICE VS. LIST PRICE	100.05%	102.03%	99.63%	98.21%	94.87%
AVERAGE DOM (DAYS ON MARKET)	95	48	69	77	99
TOTAL TRANSACTIONS	9	9	15	17	4
TOTAL DOLLAR VOLUME SOLD	\$3,798,000	\$3,266,751	\$8,632,999	\$8,210,555	\$2,199,000
APPROXIMATE ABSORPTION RATE	87.5%	58.33%	78.33%	32.64%	325%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.14	1.71	1.28	3.06	.31
TOTAL NUMBER OF UNITS LISTED	17	25	13	22	4



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +58.7%

Average Sale Price

SUPPLY +180%

Approx. Months Supply

SALES -75.5%

Closed Sales

ABSORPTION RATE -64.2%

Approximate

MARKET TIME -25 DAYS

Days On Market

NEGOTIABILITY -3.7%

Listing Discount

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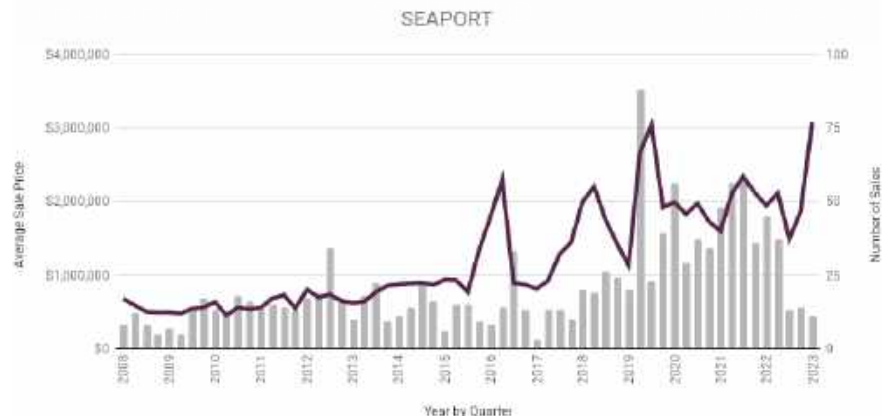
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$991	\$1,616	\$1,546	\$1,499	\$1,910
AVERAGE SALES PRICE	\$1,127,375	\$1,988,500	\$1,594,014	\$1,939,104	\$3,078,909
AVERAGE SALES PRICE VS. LIST PRICE	98.61%	99.81%	99.07%	99.39%	95.66%
AVERAGE DOM (DAYS ON MARKET)	68	54	42	73	48
TOTAL TRANSACTIONS	20	56	48	45	11
TOTAL DOLLAR VOLUME SOLD	\$22,547,500	\$111,356,005	\$76,512,685	\$87,259,700	\$33,868,000
APPROXIMATE ABSORPTION RATE	13.95%	42.92%	46.69%	34.57%	12.35%
APPROXIMATE MONTHS INVENTORY SUPPLY	7.17	2.33	4.37	2.89	8.1
TOTAL NUMBER OF UNITS LISTED	64	58	81	74	68



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +7.7%

Average Sale Price

SUPPLY +47.1%

Approx. Months Supply

SALES -22.8%

Closed Sales

ABSORPTION RATE -31.0%

Approximate

MARKET TIME -4 DAYS

Days On Market

NEGOTIABILITY -1.2%

Listing Discount

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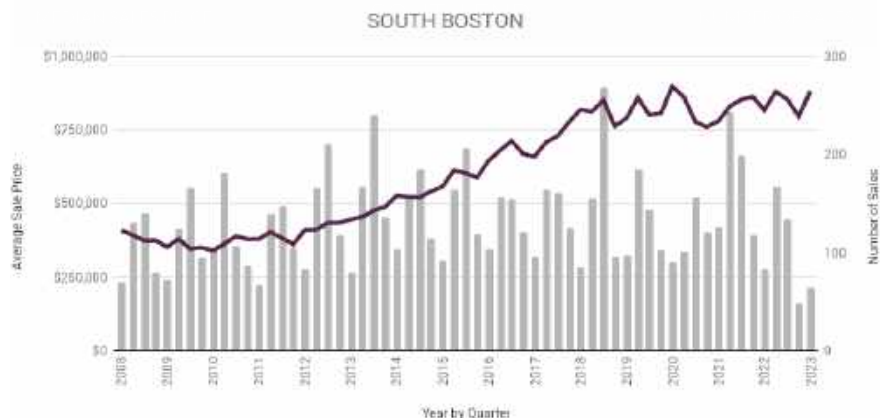
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$723	\$743	\$713	\$749	\$750
AVERAGE SALES PRICE	\$790,095	\$897,548	\$779,557	\$817,116	\$880,106
AVERAGE SALES PRICE VS. LIST PRICE	98.82%	97.08%	97.93%	98.52%	97.34%
AVERAGE DOM (DAYS ON MARKET)	54	89	73	66	62
TOTAL TRANSACTIONS	97	90	126	83	64
TOTAL DOLLAR VOLUME SOLD	\$76,639,219	\$80,779,352	\$98,224,289	\$67,820,700	\$56,326,818
APPROXIMATE ABSORPTION RATE	60.37%	55.84%	54.06%	82.58%	56.22%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.66	1.79	1.89	1.21	1.78
TOTAL NUMBER OF UNITS LISTED	139	185	236	165	128



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +8.9%

Average Sale Price

SUPPLY -.96%

Approx. Months Supply

SALES -33.3%

Closed Sales

ABSORPTION RATE +1.2%

Approximate

MARKET TIME -2 DAYS

Days On Market

NEGOTIABILITY -2.4%

Listing Discount

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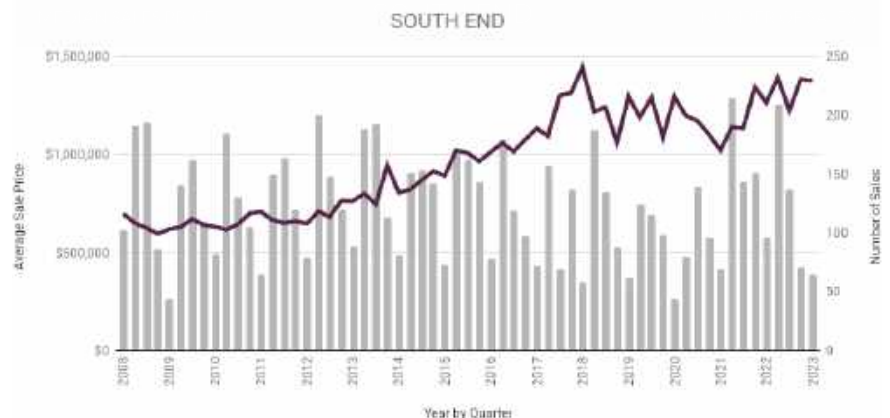
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$992	\$1,005	\$1,002	\$1,093	\$1,1158
AVERAGE SALES PRICE	\$1,296,483	\$1,295,541	\$1,019,822	\$1,262,870	\$1,376,144
AVERAGE SALES PRICE VS. LIST PRICE	97.36%	97.56%	98%	100.3%	97.91%
AVERAGE DOM (DAYS ON MARKET)	66	80	84	67	65
TOTAL TRANSACTIONS	62	44	69	96	64
TOTAL DOLLAR VOLUME SOLD	\$80,381,955	\$57,003,807	\$70,367,724	\$121,235,600	\$88,073,259
APPROXIMATE ABSORPTION RATE	69.44%	44.79%	24.62%	47.74%	48.33%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.44	2.23	4.06	2.09	2.07
TOTAL NUMBER OF UNITS LISTED	127	137	205	295	146



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +60.5%

Average Sale Price

SUPPLY +27.3%

Approx. Months Supply

SALES -45.8%

Closed Sales

ABSORPTION RATE -21.5%

Approximate

MARKET TIME -5 DAYS

Days On Market

NEGOTIABILITY +.38%

Listing Discount

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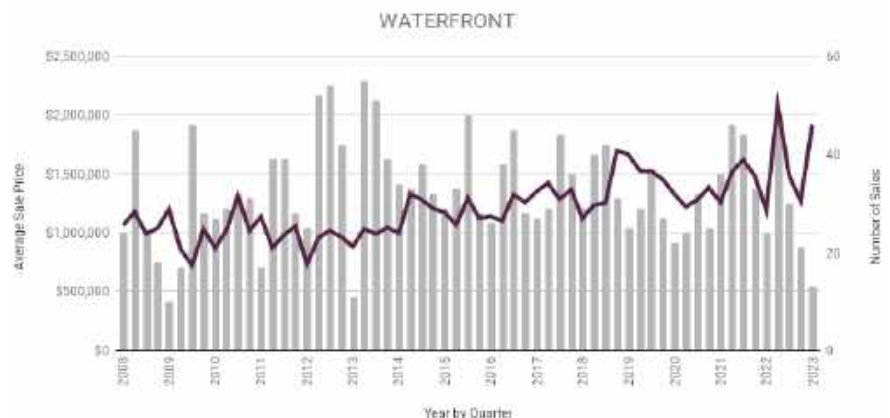
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$1,093	\$1,038	\$1,951	\$1,015	\$1,327
AVERAGE SALES PRICE	\$1,663,436	\$1,392,202	\$1,257,856	\$1,194,191	\$1,917,538
AVERAGE SALES PRICE VS. LIST PRICE	97.38%	96.38%	95.88%	97.53%	97.9%
AVERAGE DOM (DAYS ON MARKET)	75	116	115	78	73
TOTAL TRANSACTIONS	25	22	36	24	13
TOTAL DOLLAR VOLUME SOLD	\$41,585,900	\$29,242,457	\$45,282,837	\$26,660,600	\$24,928,000
APPROXIMATE ABSORPTION RATE	21.6%	21.48%	19.07%	33.3%	26.16%
APPROXIMATE MONTHS INVENTORY SUPPLY	4.63	4.66	5.24	3.00	3.82
TOTAL NUMBER OF UNITS LISTED	64	58	71	51	52



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THE WARREN REPORT
CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES -7.8%
Average Sale Price

SUPPLY +27.4%
Approx. Months Supply

SALES +0%
Closed Sales

ABSORPTION RATE -21.5%
Approximate

MARKET TIME +46 DAYS
Days On Market

NEGOTIABILITY -2.9%
Listing Discount

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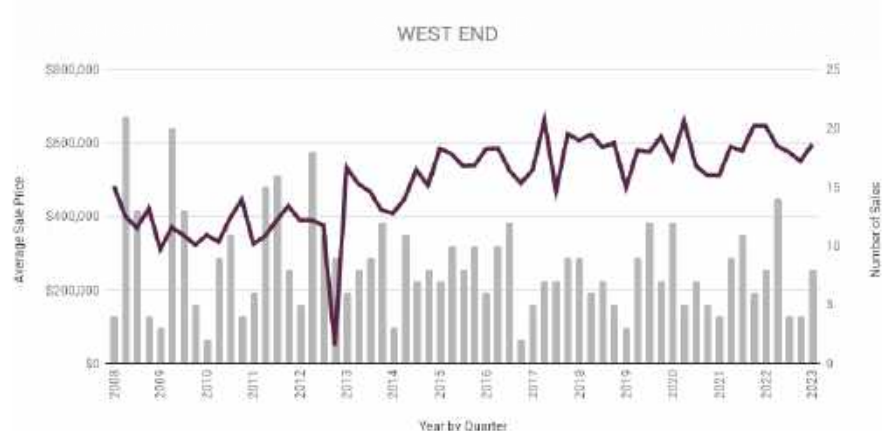
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$619	\$619	\$602	\$608	\$634
AVERAGE SALES PRICE	\$478,333	\$555,580	\$511,250	\$646,000	\$595,612
AVERAGE SALES PRICE VS. LIST PRICE	98.42%	99.7%	95.6%	98.7%	95.8%
AVERAGE DOM (DAYS ON MARKET)	79	80	79	54	100
TOTAL TRANSACTIONS	3	12	4	8	8
TOTAL DOLLAR VOLUME SOLD	\$1,434,999	\$6,666,966	\$2,045,000	\$5,168,000	\$4,764,900
APPROXIMATE ABSORPTION RATE	25%	66.67%	17.5%	17.71%	13.8%
APPROXIMATE MONTHS INVENTORY SUPPLY	4	1.5	5.71	5.65	7.2
TOTAL NUMBER OF UNITS LISTED	8	12	13	22	13



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:23 vs. Q1:22

PRICES +2.04%
Average Sale Price

SUPPLY -4.5%
Approx. Months Supply

SALES -20%
Closed Sales

ABSORPTION RATE +4.3%
Approximate

MARKET TIME -16 DAYS
Days On Market

NEGOTIABILITY +.74%
Listing Discount

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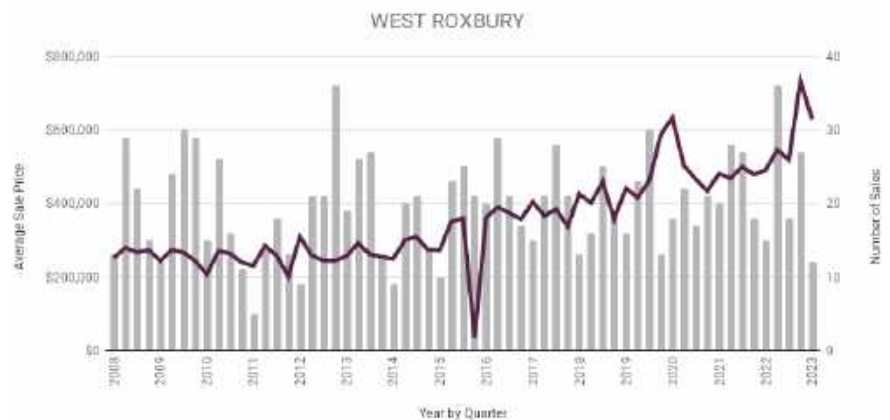
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	Q1:19	Q1:20	Q1:21	Q1:22	Q1:23
AVERAGE PRICE PER FOOT	\$354	\$499	\$416	\$401	\$476
AVERAGE SALES PRICE	\$441,353	\$632,638	\$480,462	\$490,266	\$629,200
AVERAGE SALES PRICE VS. LIST PRICE	98.73%	99.87%	99.39%	98.7%	99.47%
AVERAGE DOM (DAYS ON MARKET)	62	40	61	50	34
TOTAL TRANSACTIONS	16	18	20	15	12
TOTAL DOLLAR VOLUME SOLD	\$7,061,650	\$11,387,500	\$9,609,250	\$7,354,000	\$7,550,400
APPROXIMATE ABSORPTION RATE	92.86%	92.86%	112.5%	151.67%	158.3%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.08	1.08	.89	.66	.63
TOTAL NUMBER OF UNITS LISTED	20	21	26	27	28



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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 Q2 and Q3 vs. Q1 and Q4.

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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