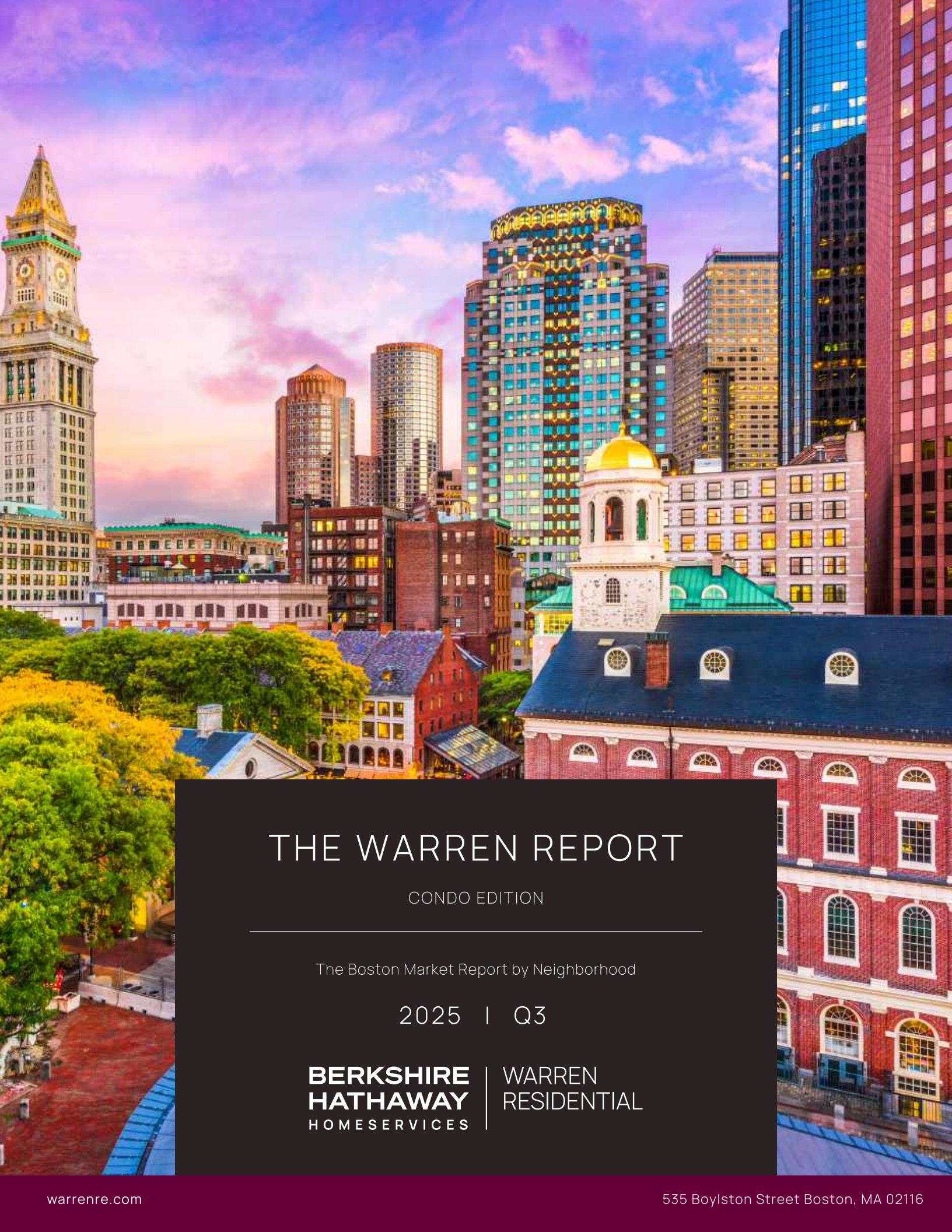




THE WARREN REPORT

CONDO EDITION

The Boston Market Report by Neighborhood

2025 | Q3

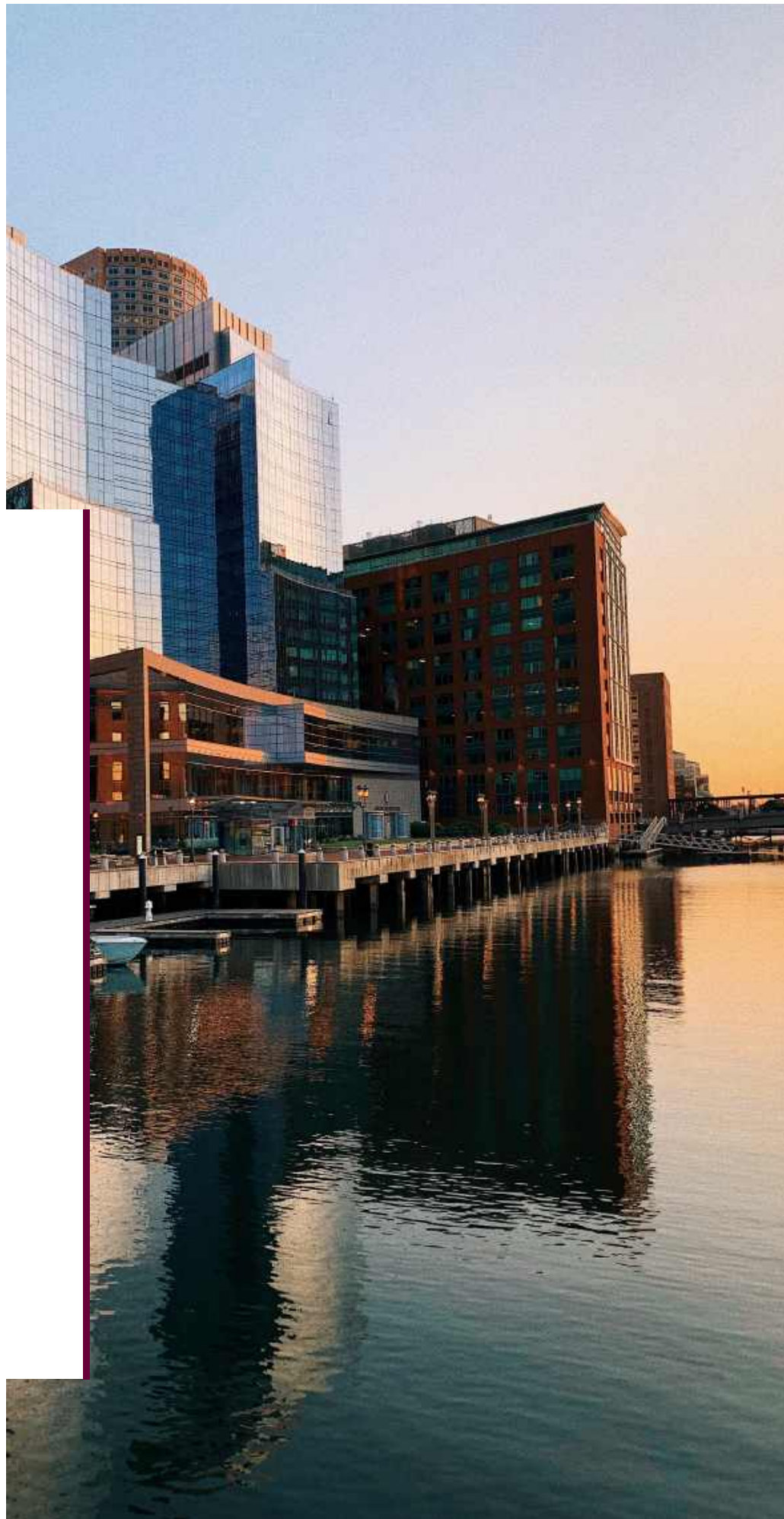
**BERKSHIRE
HATHAWAY**
HOMESERVICES

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



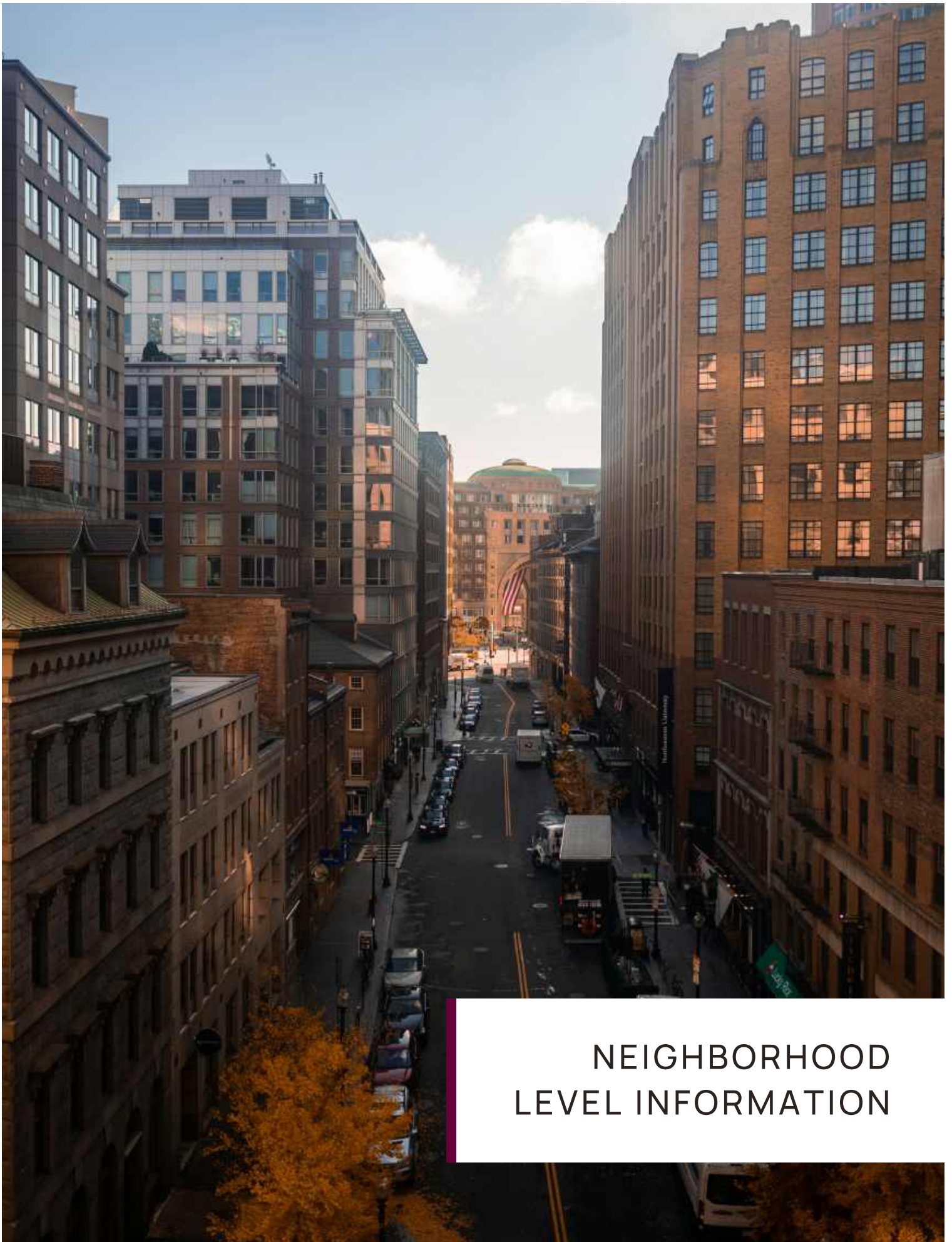
BOSTON MARKET DATA

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$816	\$830	\$938	\$887	vs.	\$871	- 1.8%
AVERAGE SALES PRICE	\$928,814	\$917,773	\$1,168,494	\$1,033,449	vs.	\$1,034,476	+ .1%
AVERAGE SALES PRICE VS. LIST PRICE	98.76%	98.94%	98.83%	98.52%	vs.	98.52%	N/C
AVERAGE DOM (DAYS ON MARKET)	69	37	42	44	vs.	48	+ 9%
TOTAL TRANSACTIONS	1,775	1,163	1,059	1,005	vs.	994	- 1%
TOTAL DOLLAR VOLUME SOLD	\$1,648,645,223	\$1,067,370,720	\$1,237,435,771	\$1,038,616,456	vs.	\$1,028,269,383	- 1%
AVERAGE ABSORPTION RATE	38.94%	39.78%	32.56%	24.44%	vs.	33.48%	+ 36.9%
AVERAGE MONTHS INVENTORY SUPPLY	2.57	2.51	3.07	4.09	vs.	8.96	+ 119%
TOTAL # OF UNITS LISTED	1,984	1,588	1,403	1,484	vs.	1,611	+ 8.5%

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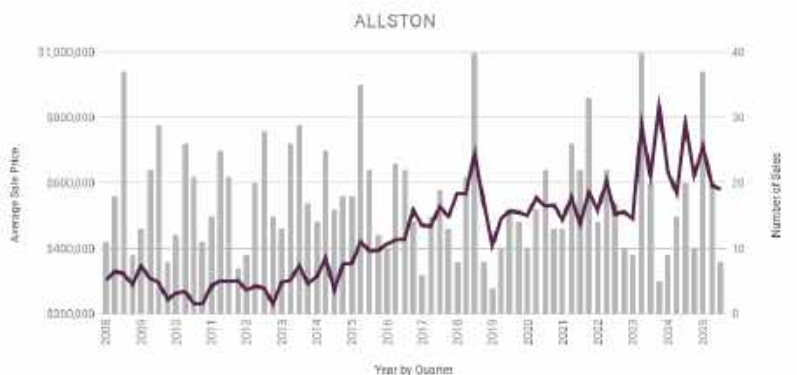


NEIGHBORHOOD LEVEL INFORMATION

ALLSTON MARKET DATA

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$639	\$585	\$754	\$709	vs.	\$736	+ 3.8%
AVERAGE SALES PRICE	\$476,545	\$504,318	\$622,616	\$776,735	vs.	\$582,112	- 25%
AVERAGE SALES PRICE VS. LIST PRICE	99.74%	99.16%	99.97%	99.79%	vs.	97.63%	- 2.1%
AVERAGE DOM (DAYS ON MARKET)	45	28	46	30	vs.	71	+ 136.6%
TOTAL TRANSACTIONS	22	17	20	20	vs.	8	- 60%
TOTAL DOLLAR VOLUME SOLD	\$10,484,000	\$8,573,422	\$12,452,321	\$15,534,700	vs.	\$4,656,900	- 70%
AVERAGE ABSORPTION RATE	29.76%	32.61%	66.67%	21.49%	vs.	19.51%	+ 230.5%
AVERAGE MONTHS INVENTORY SUPPLY	3.36	3.07	1.5	4.65	vs.	15.37	+ 230.5%
TOTAL # OF UNITS LISTED	39	32	17	25	vs.	21	- 16%

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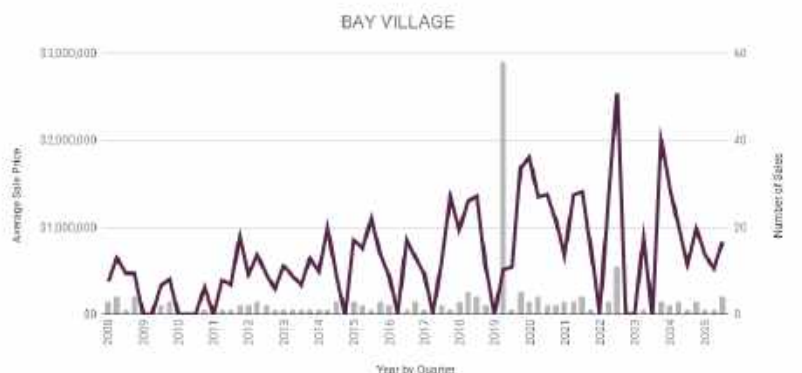
BACK BAY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$1,330	\$1,247	\$1,788	\$1,462	vs.	\$1,457	- 3.2%
AVERAGE SALES PRICE	\$2,368,620	\$1,479,293	\$2,977,100	\$1,903,528	vs.	\$2,015,771	+ 5.9%
AVERAGE SALES PRICE VS. LIST PRICE	94.18%	96.66%	97.8%	96.3%	vs.	97.24%	- .9%
AVERAGE DOM (DAYS ON MARKET)	73	62	59	63	vs.	57	- 9.5%
TOTAL TRANSACTIONS	100	82	111	84	vs.	81	- 3.5%
TOTAL DOLLAR VOLUME SOLD	\$238,862,043	\$121,302,090	\$330,458,197	\$159,896,399	vs.	\$163,277,499	+ 2.1%
AVERAGE ABSORPTION RATE	24.8%	27.91%	22.43%	16.5%	vs.	28.03%	+ 69.8%
AVERAGE MONTHS INVENTORY SUPPLY	4.03	3.58	4.46	6.06	vs.	10.7	+ 76.5%
TOTAL # OF UNITS LISTED	132	118	134	137	vs.	133	- 2.9%

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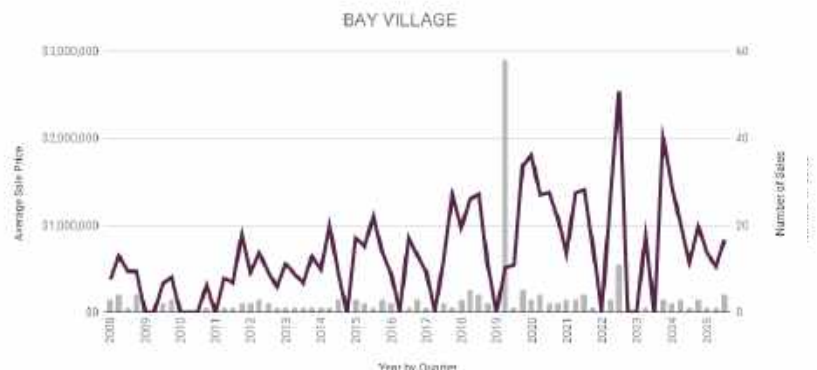
BAY VILLAGE MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$1,095	\$1,165	\$0	\$1,397	vs.	\$1,107	- 20.7%
AVERAGE SALES PRICE	\$1,405,750	\$2,539,409	\$0	\$580,000	vs.	\$829,875	+ 43%
AVERAGE SALES PRICE VS. LIST PRICE	99.66%	100.2%	0%	95.08%	vs.	100.95%	+ 6.1%
AVERAGE DOM (DAYS ON MARKET)	23	25	0	13	vs.	22	+ 69.2%
TOTAL TRANSACTIONS	4	11	0	1	vs.	4	+ 300%
TOTAL DOLLAR VOLUME SOLD	\$5,623,000	\$27,933,500	\$0	\$580,000	vs.	\$3,319,500	+ 472.3%
AVERAGE ABSORPTION RATE	33.33%	62.5%	2.08%	37.5%	vs.	100%	+ 166.6%
AVERAGE MONTHS INVENTORY SUPPLY	3	1.6	48	2.67	vs.	3	+ 12.3%
TOTAL # OF UNITS LISTED	3	2	6	4	vs.	3	- 25%

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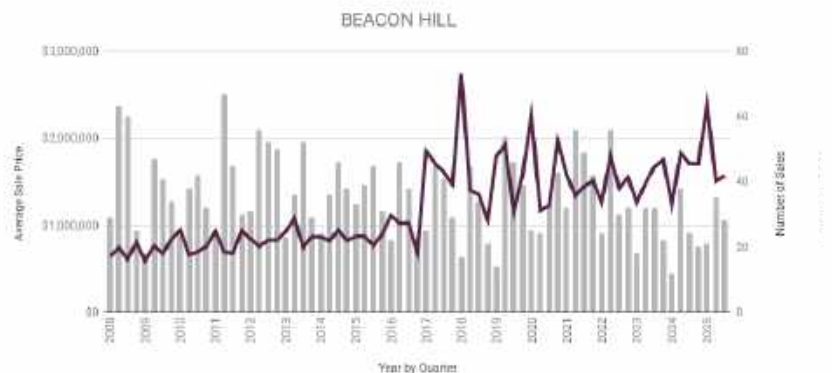
BEACON HILL MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$1,197	\$1,194	\$1,265	\$1,293	vs.	\$1,289	- .3%
AVERAGE SALES PRICE	\$1,443,304	\$1,423,453	\$1,672,334	\$1,708,554	vs.	\$1,565,535	- 8.3%
AVERAGE SALES PRICE VS. LIST PRICE	96.42%	93.87%	98.24%	97.77%	vs.	98.57%	+ .8%
AVERAGE DOM (DAYS ON MARKET)	50	46	61	64	vs.	37	- 42.1%
TOTAL TRANSACTIONS	49	30	32	24	vs.	28	+ 16.6%
TOTAL DOLLAR VOLUME SOLD	\$70,721,925	\$42,703,600	\$53,514,703	\$41,005,300	vs.	\$43,835,000	+ 6.9%
AVERAGE ABSORPTION RATE	28.55%	25.49%	37.65%	14.37%	vs.	32.18%	+ 123.9%
AVERAGE MONTHS INVENTORY SUPPLY	3.5	3.92	2.66	6.96	vs.	9.32	+ 33.9%
TOTAL # OF UNITS LISTED	62	53	38	59	vs.	42	- 28.8%

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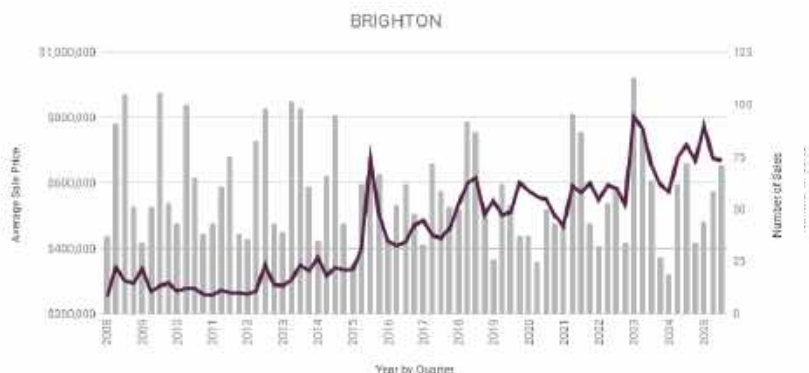
BRIGHTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$674	\$731	\$750	\$801	vs.	\$691	- 13.6%
AVERAGE SALES PRICE	\$571,251	\$584,288	\$652,769	\$715,987	vs.	\$670,185	- 6.4%
AVERAGE SALES PRICE VS. LIST PRICE	99.72%	99.44%	100.36%	99.34%	vs.	98.38%	- .9%
AVERAGE DOM (DAYS ON MARKET)	46	35	26	40	vs.	41	+ 2.5%
TOTAL TRANSACTIONS	87	61	64	72	vs.	71	- 1.3%
TOTAL DOLLAR VOLUME SOLD	\$49,698,850	\$35,641,600	\$41,777,227	\$51,551,133	vs.	\$47,583,138	- 7.7%
AVERAGE ABSORPTION RATE	32.61%	35.46%	67.79%	29.4%	vs.	41%	+ 39.5%
AVERAGE MONTHS INVENTORY SUPPLY	3.07	2.82	1.48	3.4	vs.	7.31	+ 115%
TOTAL # OF UNITS LISTED	129	92	80	71	vs.	101	42.2%

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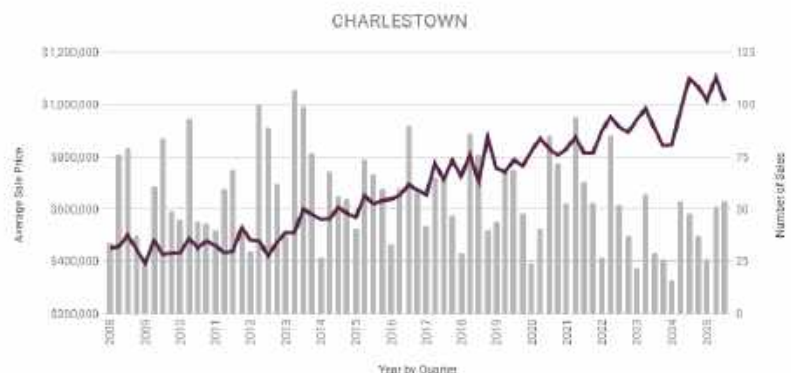
CHARLESTOWN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$776	\$830	\$858	\$880	vs.	\$864	- 1.7%
AVERAGE SALES PRICE	\$815,219	\$913,759	\$908,965	\$1,098,310	vs.	\$1,014,990	- 7.5%
AVERAGE SALES PRICE VS. LIST PRICE	100.67%	101.04%	100.4%	100.3%	vs.	100.62%	+ .2%
AVERAGE DOM (DAYS ON MARKET)	40	23	21	30	vs.	40	+ 33.3%
TOTAL TRANSACTIONS	63	52	29	48	vs.	54	+ 12.5%
TOTAL DOLLAR VOLUME SOLD	\$51,359,470	\$47,515,500	\$26,360,000	\$52,718,908	vs.	\$54,809,500	+ 3.9%
AVERAGE ABSORPTION RATE	59.38%	53.92%	53.26%	61.6%	vs.	65.06%	+ 5.5%
AVERAGE MONTHS INVENTORY SUPPLY	1.68	1.85	1.88	1.62	vs.	4.61	+ 184.5%
TOTAL # OF UNITS LISTED	72	63	42	49	vs.	53	+ 8.1%

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DORCHESTER MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$499	\$478	\$526	\$537	vs.	\$506	- 5.7%
AVERAGE SALES PRICE	\$559,192	\$566,843	\$579,052	\$648,096	vs.	\$600,613	- 7.3%
AVERAGE SALES PRICE VS. LIST PRICE	100.32%	99.97%	100.5%	98.84%	vs.	99.16%	+ .3%
AVERAGE DOM (DAYS ON MARKET)	36	28	31	35	vs.	46	+ 31.4%
TOTAL TRANSACTIONS	78	43	34	40	vs.	85	+ 112.5%
TOTAL DOLLAR VOLUME SOLD	\$43,617,000	\$24,374,254	\$19,687,799	\$25,923,865	vs.	\$51,052,150	+96.9%
AVERAGE ABSORPTION RATE	65.05%	54.17%	34.68%	38.1%	vs.	3.4%	- 10.7%
AVERAGE MONTHS INVENTORY SUPPLY	1.54	1.85	2.88	2.63	vs.	8.82	+ 235.3%
TOTAL # OF UNITS LISTED	71	56	71	60	vs.	149	+ 148.3%

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DOWNTOWN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$991	\$1,061	\$1,408	\$1,422	vs.	\$1,316	- 7.4%
AVERAGE SALES PRICE	\$1,247,864	\$1,457,416	\$2,176,346	\$2,281,838	vs.	\$2,000,129	- 12.3%
AVERAGE SALES PRICE VS. LIST PRICE	96.8%	96.95%	98.62%	97.59%	vs.	96.8%	- .8%
AVERAGE DOM (DAYS ON MARKET)	145	117	56	86	vs.	77	- 10.4%
TOTAL TRANSACTIONS	37	18	48	26	vs.	35	+ 34.6%
TOTAL DOLLAR VOLUME SOLD	\$46,171,000	\$26,557,500	\$104,464,650	\$59,327,800	vs.	\$70,004,515	+ 18%
AVERAGE ABSORPTION RATE	16.99%	10.23%	15.06%	9.48%	vs.	TBD	TBD
AVERAGE MONTHS INVENTORY SUPPLY	5.89	9.77	6.64	10.55	vs.	TBD	TBD
TOTAL # OF UNITS LISTED	45	73	78	66	vs.	67	+ 1.5%

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EAST BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$877	\$690	\$611	\$684	vs.	\$679	- 8%
AVERAGE SALES PRICE	\$767,281	\$685,375	\$610,006	\$691,853	vs.	\$677,984	- 2%
AVERAGE SALES PRICE VS. LIST PRICE	99.85%	99.26%	100.17%	99.37%	vs.	98.36%	- 1%
AVERAGE DOM (DAYS ON MARKET)	319	37	38	41	vs.	51	+ 24.3%
TOTAL TRANSACTIONS	39152	28	32	32	vs.	57	+ 78.1
TOTAL DOLLAR VOLUME SOLD	\$116,626,859	\$19,190,510	\$19,520,197	\$22,139,310	vs.	\$38,645,125	+ 74.5%
AVERAGE ABSORPTION RATE	53.42%	37.38%	31.94%	24%	vs.	25.6%	+ 7%
AVERAGE MONTHS INVENTORY SUPPLY	1.87	2.68	3.13	4.17	vs.	11.68	+ 180.1%
TOTAL # OF UNITS LISTED	80	57	45	66	vs.	122	+ 84.8%

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FENWAY / KENMORE

MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$923	\$1,044	\$1,035	\$1,110	vs.	\$1,003	- 9.6%
AVERAGE SALES PRICE	\$724,132	\$846,616	\$813,073	\$776,935	vs.	\$909,258	+ 17%
AVERAGE SALES PRICE VS. LIST PRICE	97.89%	99.58%	99.7%	98.64%	vs.	97.9%	- .7%
AVERAGE DOM (DAYS ON MARKET)	33	42	31	40	vs.	53	+ 32.5%
TOTAL TRANSACTIONS	42	39	27	26	vs.	24	- 7.6%
TOTAL DOLLAR VOLUME SOLD	\$30,413,562	\$24,551,888	\$21,952,988	\$20,200,333	vs.	\$21,822,192	+ 8%
AVERAGE ABSORPTION RATE	59.65%	59.62%	37.5%	22.12%	vs.	TBD	TBD
AVERAGE MONTHS INVENTORY SUPPLY	1.68	1.68	2.67	4.5	vs.	TBD	TBD
TOTAL # OF UNITS LISTED	33	22	30	24	vs.	33	+ 37.5%

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MATTERS.



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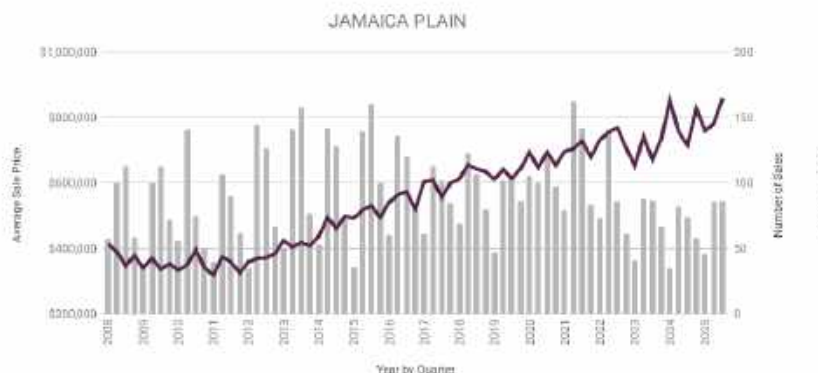
JAMAICA PLAIN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$596	\$614	\$610	\$645	vs.	\$640	- .8%
AVERAGE SALES PRICE	\$728,725	\$768,989	\$672,410	\$716,712	vs.	\$858,450	+ 19.7%
AVERAGE SALES PRICE VS. LIST PRICE	102.41%	103.2%	101.36%	101.6%	vs.	99.4%	- 2.1%
AVERAGE DOM (DAYS ON MARKET)	25	21	41	30	vs.	41	+ 36.6%
TOTAL TRANSACTIONS	142	86	87	74	vs.	86	+ 16.2%
TOTAL DOLLAR VOLUME SOLD	\$103,415,149	\$66,133,112	\$58,499,749	\$53,036,693	vs.	\$73,826,750	+ 39.2%
AVERAGE ABSORPTION RATE	57.98%	66.3%	48.96%	43.17%	vs.	50%	+ 15.8%
AVERAGE MONTHS INVENTORY SUPPLY	1.72	1.51	2.04	2.32	vs.	6	+ 1158.6%
TOTAL # OF UNITS LISTED	122	108	91	77	vs.	106	+ 37.6%

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MATTAPAN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	331	\$359	\$384	\$343	vs.	\$475	+ 38.3%
AVERAGE SALES PRICE	\$477,666	\$450,000	\$405,000	\$441,375	vs.	\$513,416	+ 16.3%
AVERAGE SALES PRICE VS. LIST PRICE	100.36%	104.9%	96.43%	99.8%	vs.	99.78%	- .03%
AVERAGE DOM (DAYS ON MARKET)	11	7	53	29	vs.	58	+ 100%
TOTAL TRANSACTIONS	3	1	1	4	vs.	6	+ 50%
TOTAL DOLLAR VOLUME SOLD	\$1,433,000	\$450,000	\$405,000	\$1,765,500	vs.	\$3,080,500	+74.4%
AVERAGE ABSORPTION RATE	14.58%	0%	8.33%	22.22%	vs.	30.56%	- 75%
AVERAGE MONTHS INVENTORY SUPPLY	6.85	0	12	4.5	vs.	3.27	- 27.3%
TOTAL # OF UNITS LISTED	1	0	2	8	vs.	2	- 75%

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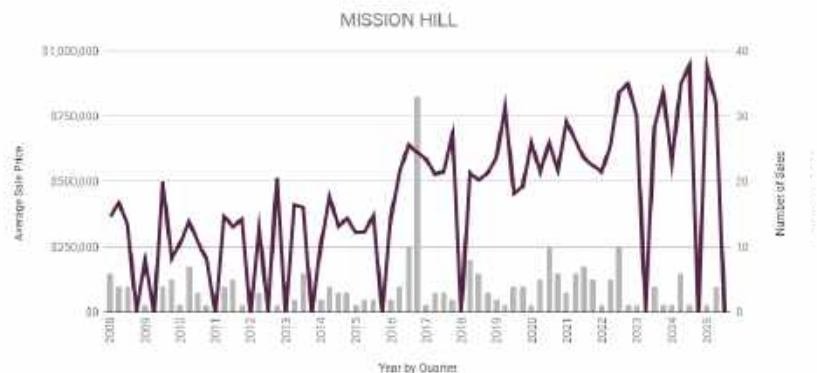
MISSION HILL MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$554	\$805	\$565	\$648	vs.	\$0	N/A
AVERAGE SALES PRICE	\$589,428	\$843,899	\$711,250	\$945,000	vs.	\$0	N/A
AVERAGE SALES PRICE VS. LIST PRICE	101.11%	99.04%	97.3%	108.63%	vs.	0%	N/A
AVERAGE DOM (DAYS ON MARKET)	19	45	19	14	vs.	0	N/A
TOTAL TRANSACTIONS	7	10	4	1	vs.	0	N/A
TOTAL DOLLAR VOLUME SOLD	\$4,126,000	\$8,439,999	\$2,845,000	\$945,000	vs.	\$0	N/A
AVERAGE ABSORPTION RATE	30.56%	29.17%	25%	25%	vs.	0%	- 100%
AVERAGE MONTHS INVENTORY SUPPLY	3.27	3.43	4	4	vs.	0	- 100%
TOTAL # OF UNITS LISTED	11	9	2	3	vs.	1	- 66.6%

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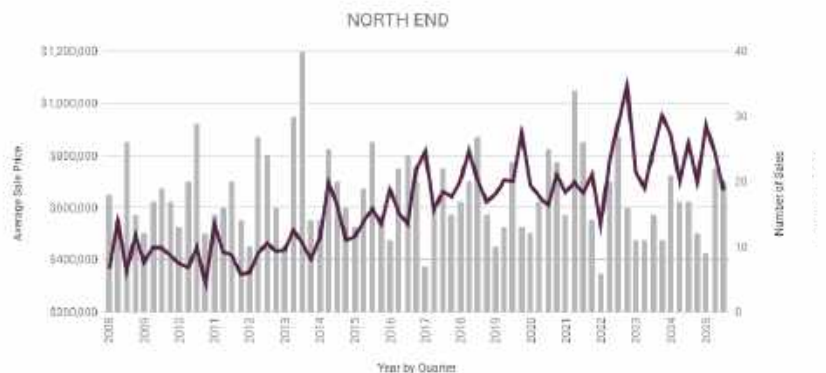
NORTH END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$939	\$1,026	\$1,051	\$1,113	vs.	\$1,032	- 7.2%
AVERAGE SALES PRICE	\$656,557	\$923,848	\$822,433	\$843,458	vs.	\$666,400	- 20.9%
AVERAGE SALES PRICE VS. LIST PRICE	97.9%	97.57%	96.99%	98.05%	vs.	97.01%	- 1%
AVERAGE DOM (DAYS ON MARKET)	54	44	64	37	vs.	51	+ 37.8%
TOTAL TRANSACTIONS	26	27	15	17	vs.	20	+ 17.6%
TOTAL DOLLAR VOLUME SOLD	\$17,070,500	\$24,943,900	\$12,336,500	\$14,338,799	vs.	\$13,328,000	- 7%
AVERAGE ABSORPTION RATE	82.5%	63.89%	29.1%	43.59%	vs.	32.79%	- 24.7%
AVERAGE MONTHS INVENTORY SUPPLY	1.21	1.57	3.43	2.29	vs.	9.15	+ 299.5%
TOTAL # OF UNITS LISTED	22	23	26	22	vs.	36	+ 63.6%

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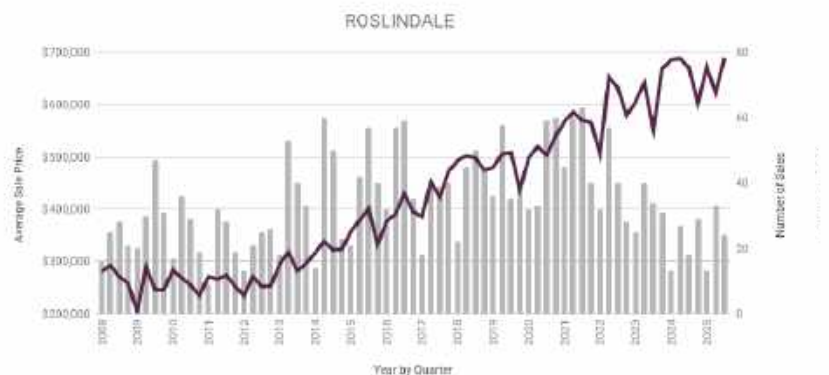
ROSLINDALE MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$500	\$476	\$508	\$504	vs.	\$556	+ 10.3%
AVERAGE SALES PRICE	\$569,761	\$632,212	\$552,961	\$670,955	vs.	\$689,235	+ 2.7%
AVERAGE SALES PRICE VS. LIST PRICE	101.4%	103.4%	102.35%	101.69%	vs.	100.23%	- .14%
AVERAGE DOM (DAYS ON MARKET)	30	26	23	27	vs.	37	+ 37%
TOTAL TRANSACTIONS	63	40	34	18	vs.	24	+ 33.3%
TOTAL DOLLAR VOLUME SOLD	\$35,895,000	\$25,288,500	\$18,800,700	\$12,077,200	vs.	\$16,541,650	+ 36.9%
AVERAGE ABSORPTION RATE	88.26%	87.2%	123.15%	43.63%	vs.	26.37%	- 39.5%
AVERAGE MONTHS INVENTORY SUPPLY	1.13	1.15	.81	2.29	vs.	11.38	+ 396.9%
TOTAL # OF UNITS LISTED	58	49	34	30	vs.	58	+ 93.3%

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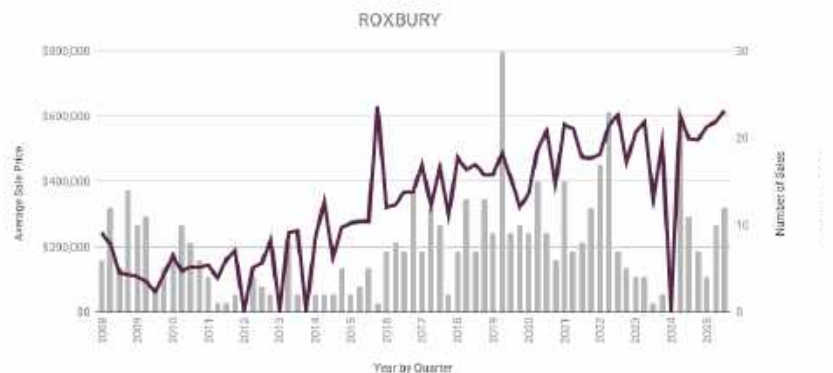
ROXBURY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$414	\$495	\$320	\$728	vs.	\$479	- 34.1%
AVERAGE SALES PRICE	\$474,184	\$603,994	\$350,000	\$531,668	vs.	\$616,999	+ 16%
AVERAGE SALES PRICE VS. LIST PRICE	100.73%	99.02%	94.62%	98.84%	vs.	98.57%	- .2%
AVERAGE DOM (DAYS ON MARKET)	30	81	70	71	vs.	106	+ 49.3%
TOTAL TRANSACTIONS	8	7	1	11	vs.	12	+ 9%
TOTAL DOLLAR VOLUME SOLD	\$3,793,500	\$4,227,960	\$350,000	\$5,848,350	vs.	\$7,403,999	+ 26.6%
AVERAGE ABSORPTION RATE	22.62%	83.3%	12.12%	20.83%	vs.	26.67%	+ 28%
AVERAGE MONTHS INVENTORY SUPPLY	4.23	1.2	8.25	4.8	vs.	11.25	+ 134.3%
TOTAL # OF UNITS LISTED	23	16	13	23	vs.	22	- 4.3%

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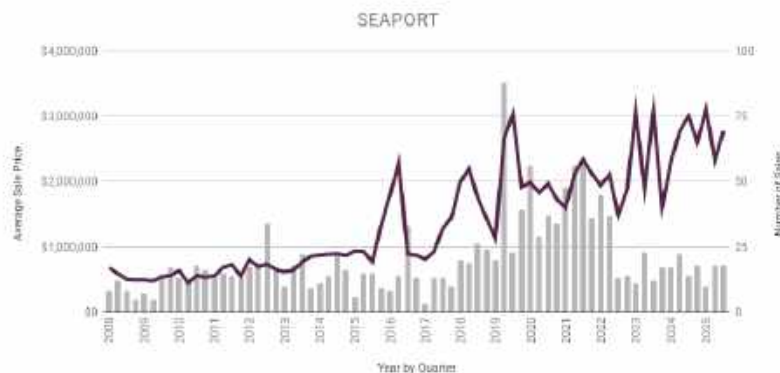
SEAPORT MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$1,675	\$1,380	\$1,998	\$1,744	vs.	\$1,764	+ 1.1%
AVERAGE SALES PRICE	\$2,337,122	\$1,487,122	\$3,073,500	\$2,997,285	vs.	\$2,778,597	- 7.3%
AVERAGE SALES PRICE VS. LIST PRICE	98.48%	98.93%	96.85%	98.97%	vs.	97.03%	- 1.9%
AVERAGE DOM (DAYS ON MARKET)	58	69	128	63	vs.	78	+ 23.8%
TOTAL TRANSACTIONS	58	13	12	14	vs.	18	+ 28.5%
TOTAL DOLLAR VOLUME SOLD	\$135,553,100	\$19,342,290	\$36,882,000	\$41,962,000	vs.	\$50,014,750	+ 19.1%
AVERAGE ABSORPTION RATE	31.89%	27.18%	10.06%	11.44%	vs.	11.35%	- .7%
AVERAGE MONTHS INVENTORY SUPPLY	3.14	3.68	9.94	8.74	vs.	8.81	+ .8%
TOTAL # OF UNITS LISTED	89	50	43	39	vs.	42	+ 7.6%

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SOUTH BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$807	\$795	\$811	\$799	vs.	\$844	+ 5.6%
AVERAGE SALES PRICE	\$852,256	\$853,731	\$860,154	\$929,212	vs.	\$917,079	- 1.3%
AVERAGE SALES PRICE VS. LIST PRICE	99.63%	99.02%	98.27%	98.29%	vs.	98.18%	- .1%
AVERAGE DOM (DAYS ON MARKET)	45	32	40	44	vs.	45	+ 2.2%
TOTAL TRANSACTIONS	199	167	100	101	vs.	123	+ 21.7%
TOTAL DOLLAR VOLUME SOLD	\$169,599,069	\$114,400,000	\$86,015,489	\$93,850,500	vs.	\$112,800,775	+ 20.1%
AVERAGE ABSORPTION RATE	50.43%	51.51%	28.26%	34.7%	vs.	52.79%	+ 52.1%
AVERAGE MONTHS INVENTORY SUPPLY	1.98	1.94	3.54	2.88	vs.	5.68	+ 97.2%
TOTAL # OF UNITS LISTED	190	127	131	122	vs.	131	+ 7.3%

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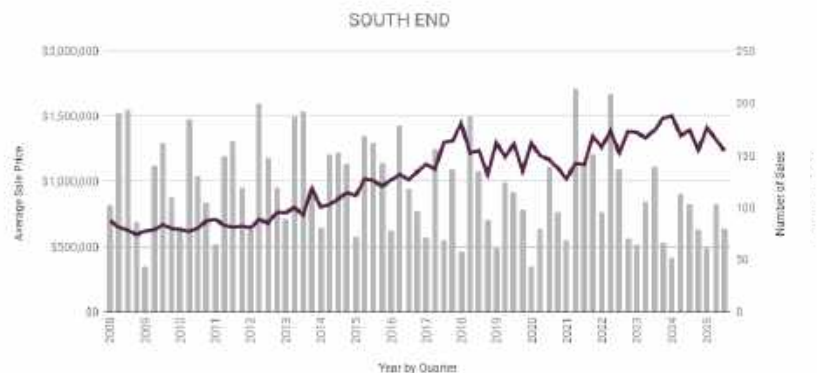
SOUTH END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$1,032	\$1,122	\$1,139	\$1,144	vs.	\$1,146	+ .1%
AVERAGE SALES PRICE	\$1,132,286	\$1,221,973	\$1,392,239	\$1,392,151	vs.	\$1,237,026	- 11.1%
AVERAGE SALES PRICE VS. LIST PRICE	99.36%	99.67%	99.2%	99.12%	vs.	98.57%	- .5%
AVERAGE DOM (DAYS ON MARKET)	40	36	36	42	vs.	37	- 11.9%
TOTAL TRANSACTIONS	143	137	139	103	vs.	80	- 22.3%
TOTAL DOLLAR VOLUME SOLD	\$161,916,949	\$167,410,397	\$193,521,254	\$152,730,814	vs.	\$98,962,082	- 30.9%
AVERAGE ABSORPTION RATE	29.36%	43.48%	34.04%	25.38%	vs.	28.07%	+ 10.6%
AVERAGE MONTHS INVENTORY SUPPLY	3.41	2.3	2.94	3.94	vs.	10.69	+ 171.3%
TOTAL # OF UNITS LISTED	206	149	125	136	vs.	159	+ 16.9%

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WATERFRONT MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$1,093	\$1,070	\$1,104	\$1,049	vs.	\$1,132	+ 7.9%
AVERAGE SALES PRICE	\$1,621,965	\$1,482,033	\$1,467,519	\$1,405,672	vs.	\$1,734,065	+ 23.3%
AVERAGE SALES PRICE VS. LIST PRICE	97.51%	96.37%	95.49%	96.25%	vs.	94.84%	- 1.4%
AVERAGE DOM (DAYS ON MARKET)	77	56	97	66	vs.	82	+ 24.2%
TOTAL TRANSACTIONS	44	30	26	29	vs.	23	- 20.6%
TOTAL DOLLAR VOLUME SOLD	\$71,366,500	\$44,461,000	\$38,155,500	\$40,764,500	vs.	\$39,883,500	- 2.1%
AVERAGE ABSORPTION RATE	23.03%	27.13%	15.8%	13.73%	vs.	23.71%	+ 72.6%
AVERAGE MONTHS INVENTORY SUPPLY	4.34	3.69	6.33	7.28	vs.	12.65	+ 73.7%
TOTAL # OF UNITS LISTED	50	42	39	56	vs.	45	- 19.6%

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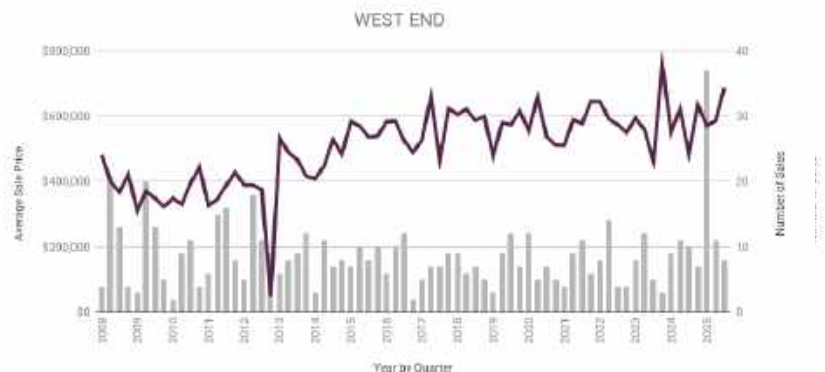
WEST END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$642	\$673	\$660	\$631	vs.	\$675	+ 6.9%
AVERAGE SALES PRICE	\$578,407	\$574,687	\$463,960	\$488,440	vs.	\$688,500	+ 40.9%
AVERAGE SALES PRICE VS. LIST PRICE	99.35%	96.71%	98.22%	98.56%	vs.	98.11%	- .4%
AVERAGE DOM (DAYS ON MARKET)	53	44	165	105	vs.	62	- 40.9%
TOTAL TRANSACTIONS	11	4	5	10	vs.	8	- 20%
TOTAL DOLLAR VOLUME SOLD	\$6,362,477	\$2,298,750	\$2,319,800	\$4,884,400	vs.	\$5,508,000	+ 12.7%
AVERAGE ABSORPTION RATE	17.86%	14.81%	25%	22.92%	vs.	42.11%	+ 83.7%
AVERAGE MONTHS INVENTORY SUPPLY	5.6	6.75	4	4.36	vs.	7.12	+ 63.3%
TOTAL # OF UNITS LISTED	17	9	13	12	vs.	8	- 33.3%

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WEST ROXBURY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q3:21	Q3:22	Q3:23	Year-Over-Year			Change
				Q3:24	vs.	Q3:25	
AVERAGE PRICE PER FOOT	\$445	\$451	\$563	\$594	vs.	\$479	- 19.3%
AVERAGE SALES PRICE	\$499,962	\$518,511	\$621,086	\$602,916	vs.	\$616,999	+ 2.3%
AVERAGE SALES PRICE VS. LIST PRICE	103.77%	99.97%	99.02%	99.97%	vs.	98.56%	- 1.4%
AVERAGE DOM (DAYS ON MARKET)	23	24	42	43	vs.	106	+ 146.5%
TOTAL TRANSACTIONS	27	18	23	12	vs.	12	N/C
TOTAL DOLLAR VOLUME SOLD	\$13,498,999	\$9,335,000	\$14,285,000	\$7,235,000	vs.	\$7,403,999	+ 2.3%
AVERAGE ABSORPTION RATE	90.74%	57.05%	58.97%	27.94%	vs.	26.67%	- 4.5%
AVERAGE MONTHS INVENTORY SUPPLY	1.1	1.75	1.7	3.58	vs.	11.25	+ 214.2%
TOTAL # OF UNITS LISTED	32	23	32	27	vs.	22	- 18.5%

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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?

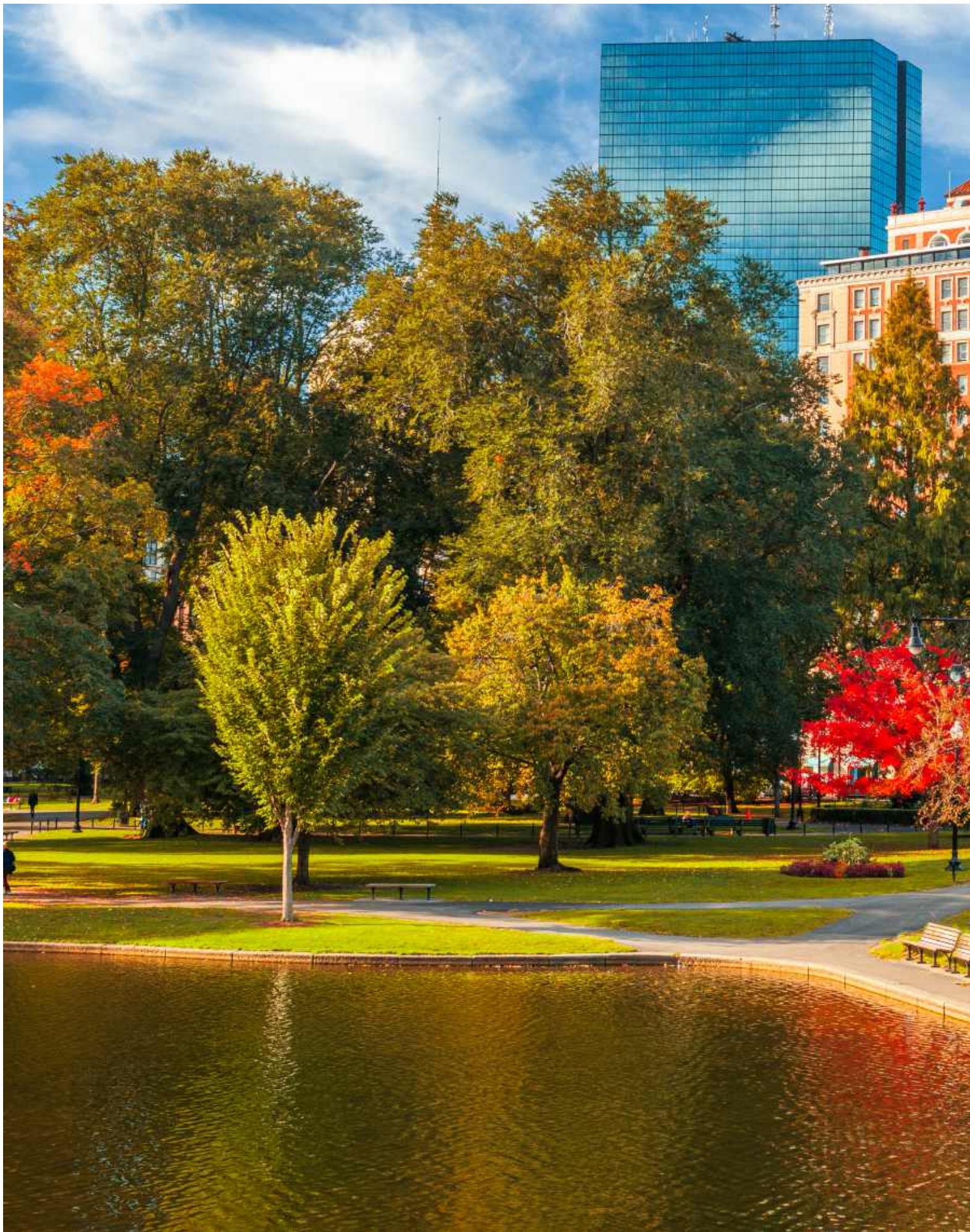
When a new development is completed, we often see large amounts of closings happen in a short period of time. This can dramatically skew the quarterly market statistics for a particular neighborhood. With that said, there are also cases where new construction units were never listed on MLS and therefore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