



# THE WARREN REPORT

CONDO EDITION

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The Boston Market Report by Neighborhood

2026 | Q1

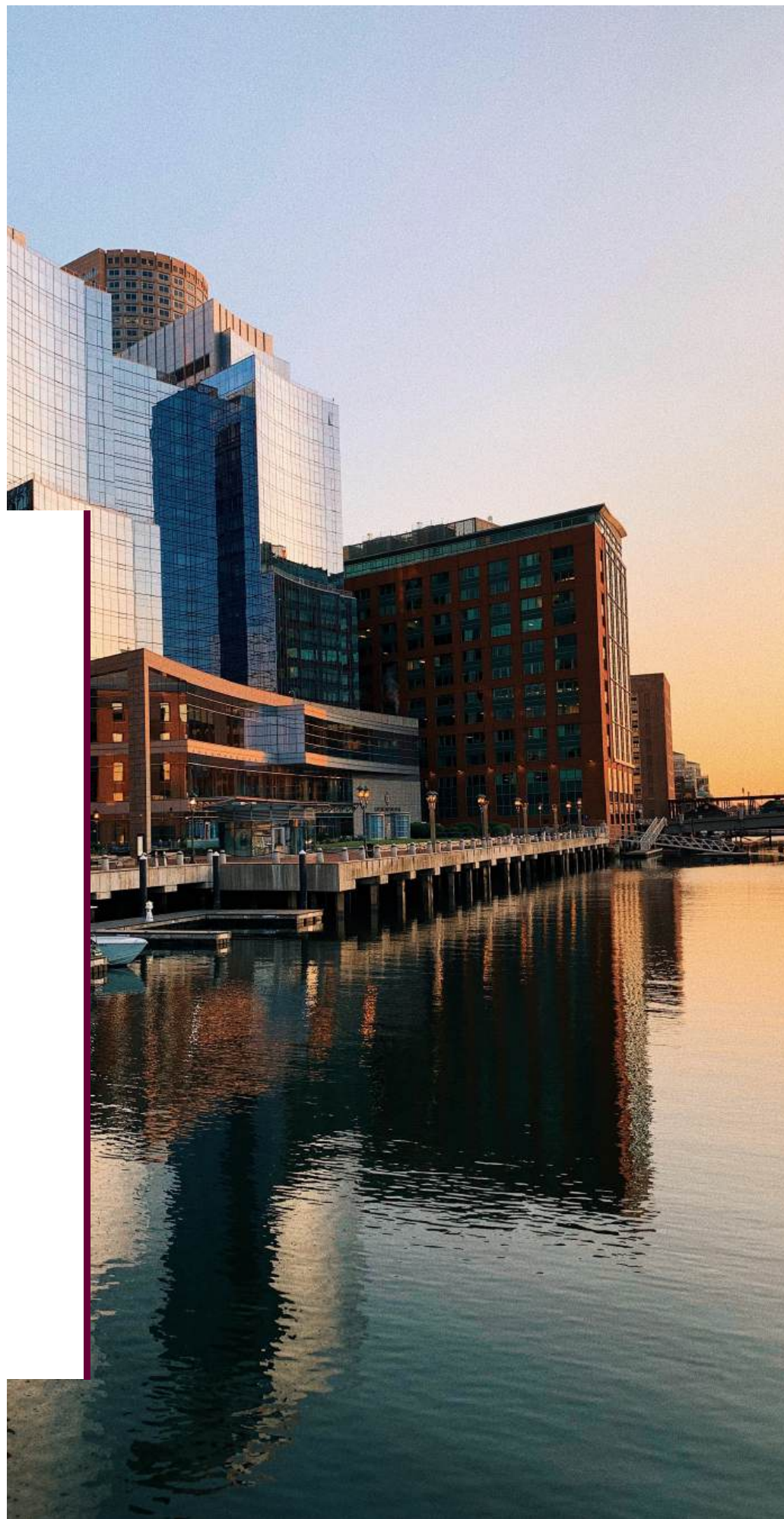
**BERKSHIRE  
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## GLOSSARY OF TERMS

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### **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.

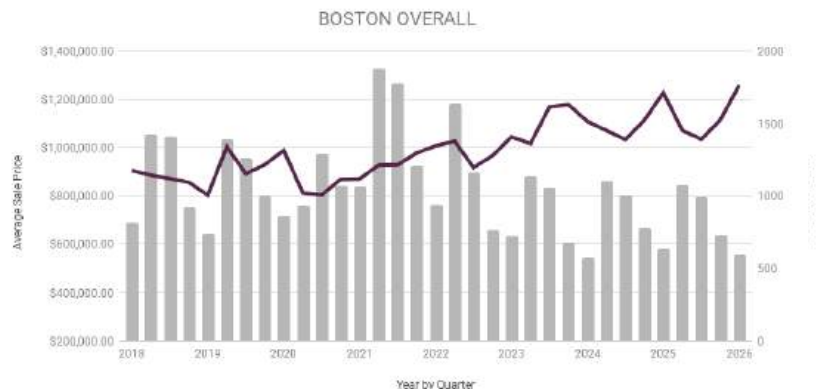
BOSTON SNAPSHOT



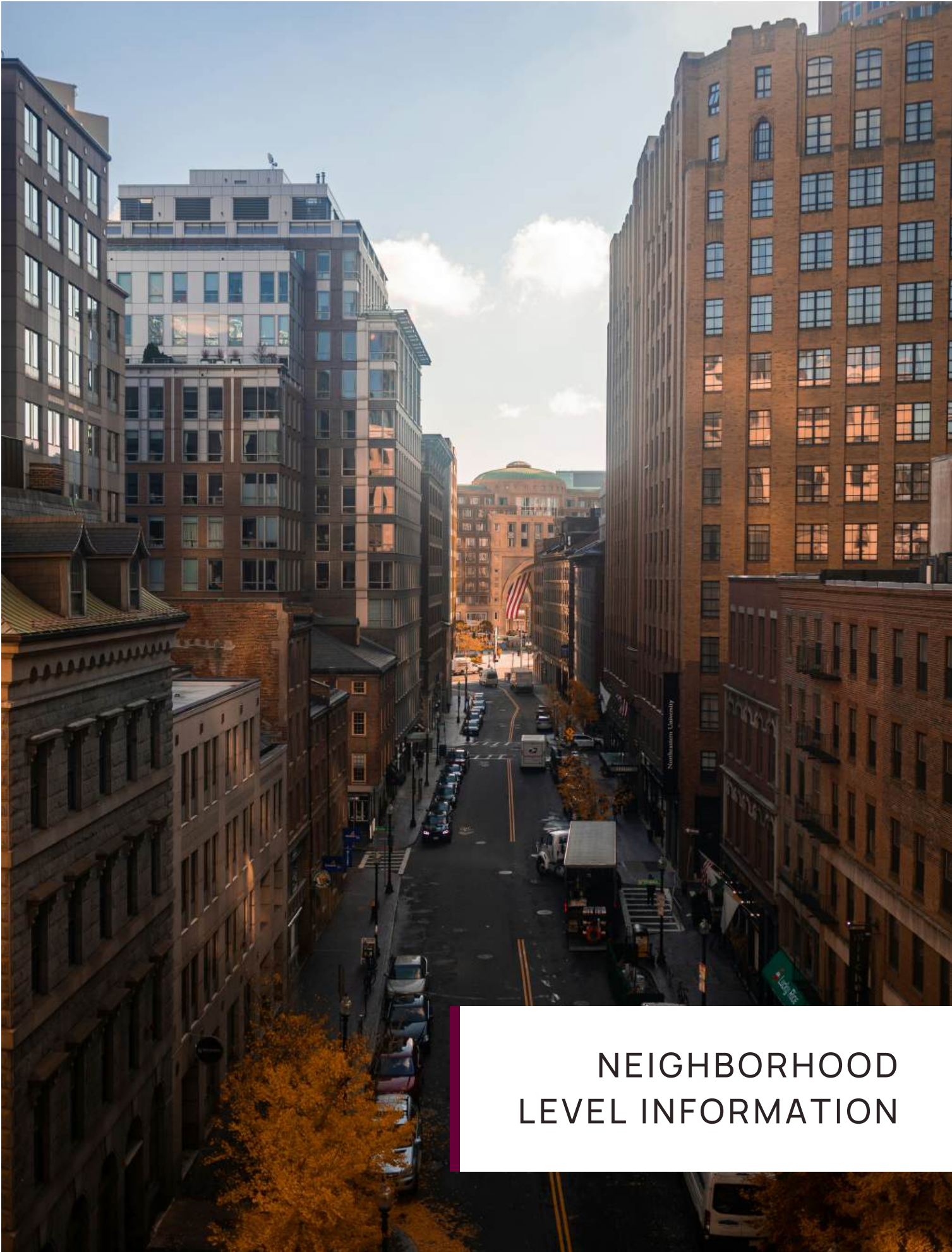
# BOSTON MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$823	\$856	\$867	\$924	VS.	\$927	+ 3%
AVERAGE SALES PRICE	\$1,007,224	\$1,044,000	\$1,107,828	\$1,227,661	VS.	\$1,258,342	+ 2.5%
AVERAGE SALES PRICE VS. LIST PRICE	98.81%	97.36%	98.1%	98.57%	VS.	98.04%	+ .9%
AVERAGE DOM (DAYS ON MARKET)	66	62	65	50	VS.	74	+ 48%
TOTAL TRANSACTIONS	938	722	574	633	VS.	596	- 5.8%
TOTAL DOLLAR VOLUME SOLD	\$944,776,647	\$753,768,238	\$635,893,278	\$777,109,888	VS.	\$749,972,351	- 3.4%
AVERAGE ABSORPTION RATE	63.08%	45.99%	37.98%	30.10%	VS.	26.45%	- 12.1%
AVERAGE MONTHS INVENTORY SUPPLY	1.59	2.17	2.63	3.32	VS.	3.78	+ 13.8%
TOTAL # OF UNITS LISTED	1,972	1,384	1,410	1,626	VS.	1,650	+ 1.4%

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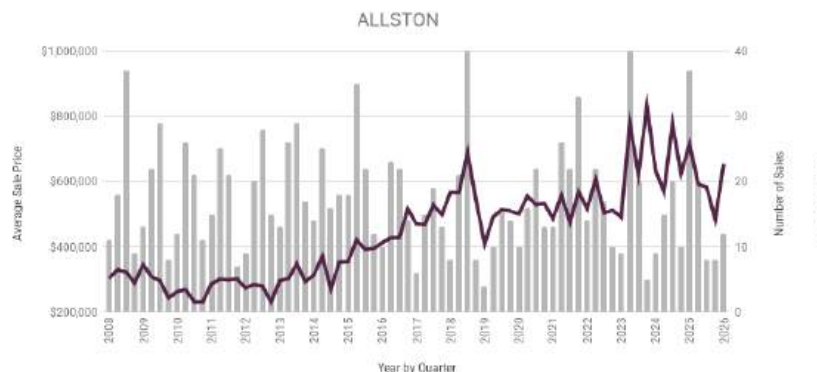


NEIGHBORHOOD  
LEVEL INFORMATION

# ALLSTON MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			
				Q1:25	VS.	Q1:26	CHANGE
AVERAGE PRICE PER FOOT	\$756	\$688	\$775	\$694	VS.	\$644	- 7.1%
AVERAGE SALES PRICE	\$516,178	\$490,388	\$635,444	\$712,857	VS.	\$654,291	- 8.2%
AVERAGE SALES PRICE VS. LIST PRICE	100.41%	98.1%	98.23%	102.3%	VS.	96.59%	- 5.2%
AVERAGE DOM (DAYS ON MARKET)	54	65	73	37	VS.	42	+ 13.5%
TOTAL TRANSACTIONS	14	9	9	7	VS.	12	+ 71.4%
TOTAL DOLLAR VOLUME SOLD	\$7,226,500	\$4,413,500	\$5,719,000	\$4,990,000	VS.	\$7,851,500	+ 57.3%
AVERAGE ABSORPTION RATE	74.24%	65.63%	156.25%	28.89%	VS.	18.48%	- 36%
AVERAGE MONTHS INVENTORY SUPPLY	1.35	1.52	.64	3.46	VS.	5.41	+ 56.3%
TOTAL # OF UNITS LISTED	30	21	13	27	VS.	31	+ 14.8%

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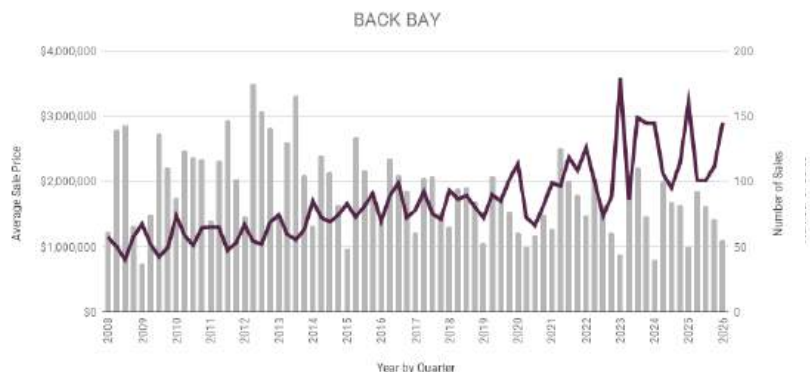


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# BACK BAY MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$1,431	\$1,573	\$1,577	\$1,687	VS.	\$1,600	- 5.1%
AVERAGE SALES PRICE	\$2,521,271	\$3,590,409	\$2,896,937	\$3,200,400	VS.	\$2,902,627	- 9.3%
AVERAGE SALES PRICE VS. LIST PRICE	97.47%	93.22%	96.78%	95.38%	VS.	96.13%	+ 3.4%
AVERAGE DOM (DAYS ON MARKET)	91	81	86	87	VS.	103	+ 18.3%
TOTAL TRANSACTIONS	74	44	40	50	VS.	55	+ 10%
TOTAL DOLLAR VOLUME SOLD	\$186,574,100	\$157,978,000	\$115,877,499	\$160,020,000	VS.	\$159,644,500	- .2%
AVERAGE ABSORPTION RATE	41.98%	20.52%	21.72%	20.17%	VS.	21.75%	+ 7.8%
AVERAGE MONTHS INVENTORY SUPPLY	2.38	4.87	4.6	4.96	VS.	4.6	- 7.2%
TOTAL # OF UNITS LISTED	125	130	138	148	VS.	136	- 8.1%

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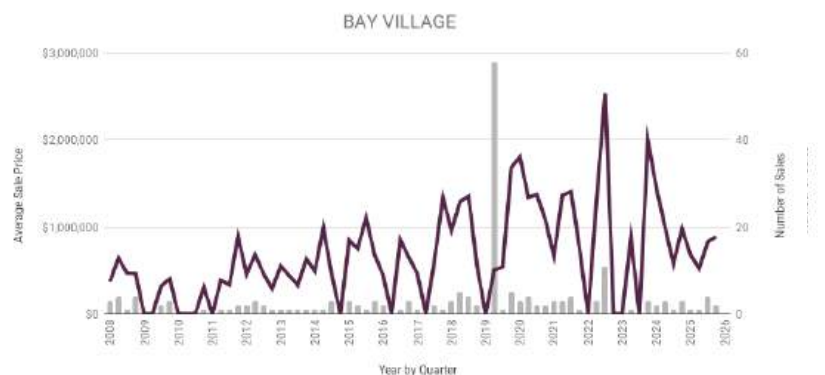


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# BAY VILLAGE MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$0	\$0	\$1,272	\$978	VS.	\$0	N/A
AVERAGE SALES PRICE	\$0	\$0	\$1,447,500	\$680,000	VS.	\$0	N/A
AVERAGE SALES PRICE VS. LIST PRICE	0%	0%	95.11%	100.74%	VS.	0%	N/A
AVERAGE DOM (DAYS ON MARKET)	0	0	101	20	VS.	0	N/A
TOTAL TRANSACTIONS	0	0	2	1	VS.	0	N/A
TOTAL DOLLAR VOLUME SOLD	\$0	\$0	\$2,895,000	\$680,000	VS.	\$0	N/A
AVERAGE ABSORPTION RATE	0%	0%	0%	66.67%	VS.	19.44%	- 70.8%
AVERAGE MONTHS INVENTORY SUPPLY	0	0	0	1.5	VS.	5.14	+ 242.6%
TOTAL # OF UNITS LISTED	4	0	1	3	VS.	4	+ 33.3%

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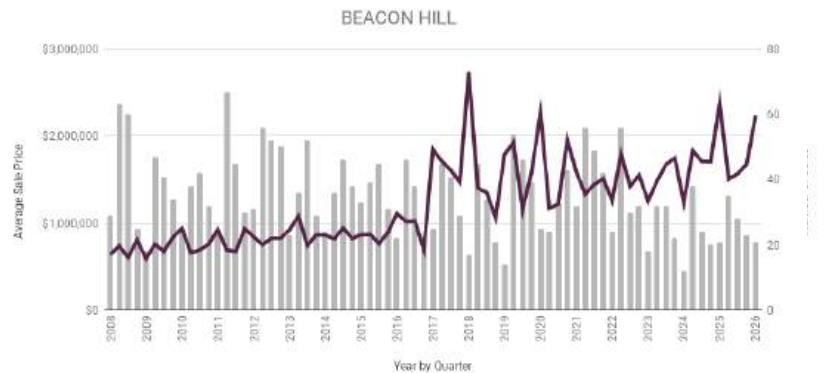


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# BEACON HILL MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$1,138	\$1,186	\$1,220	\$1,470	VS.	\$1,411	- 4%
AVERAGE SALES PRICE	\$1,256,677	\$1,254,408	\$1,236,875	\$2,385,523	VS.	\$2,235,214	- 6.3%
AVERAGE SALES PRICE VS. LIST PRICE	97.07%	97.15%	97.19%	96.95%	VS.	95.36%	- 1.3%
AVERAGE DOM (DAYS ON MARKET)	76	103	62	124	VS.	64	- 48.3%
TOTAL TRANSACTIONS	24	18	12	21	VS.	21	N/C
TOTAL DOLLAR VOLUME SOLD	\$30,160,265	\$22,579,345	\$14,842,500	\$50,096,000	VS.	\$46,939,500	- 6.3%
AVERAGE ABSORPTION RATE	44.44%	30.7%	30.95%	23.46%	VS.	20.83%	- 11.2%
AVERAGE MONTHS INVENTORY SUPPLY	2.25	3.26	3.23	4.26	VS.	4.8	+ 12.6%
TOTAL # OF UNITS LISTED	68	51	46	43	VS.	59	+ 37.2%

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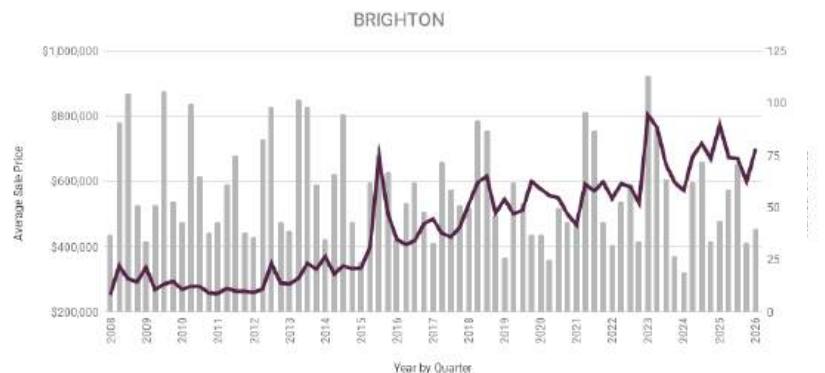


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# BRIGHTON MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$605	\$955	\$780	\$831	VS.	\$781	- 6%
AVERAGE SALES PRICE	\$547,457	\$803,682	\$572,578	\$775,518	VS.	\$700,227	- 9.7%
AVERAGE SALES PRICE VS. LIST PRICE	99.55%	101.74%	99.93%	100.21%	VS.	100.15%	+ .3%
AVERAGE DOM (DAYS ON MARKET)	64	37	42	49	VS.	67	+ 36.7%
TOTAL TRANSACTIONS	32	113	19	44	VS.	40	- 9%
TOTAL DOLLAR VOLUME SOLD	\$17,518,634	\$90,816,151	\$10,879,000	\$34,122,800	VS.	\$28,009,987	- 17.9%
AVERAGE ABSORPTION RATE	52.58%	89%	58.33%	50.46%	VS.	23.68%	- 53%
AVERAGE MONTHS INVENTORY SUPPLY	1.90	1.12	1.71	1.98	VS.	4.22	+ 113.1%
TOTAL # OF UNITS LISTED	122	68	64	85	VS.	112	+ 31.7%

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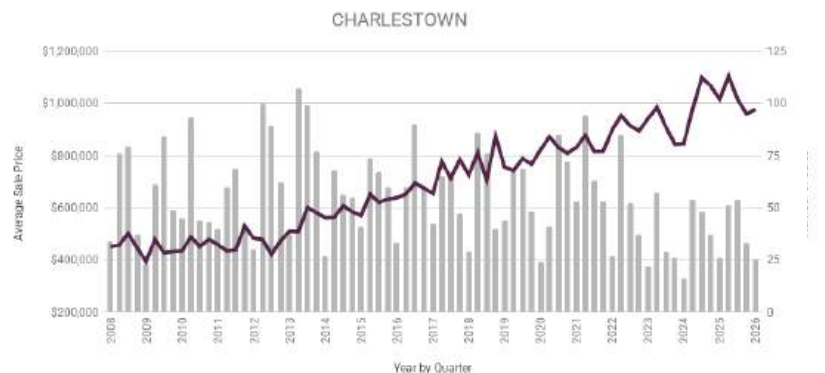


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# CHARLESTOWN MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$761	\$799	\$861	\$822	VS.	\$864	+ 5.1%
AVERAGE SALES PRICE	\$897,297	\$941,159	\$845,468	\$1,014,553	VS.	\$977,180	- 3.6%
AVERAGE SALES PRICE VS. LIST PRICE	99.7%	99.17%	100%	99.25%	VS.	99.62%	+ .5%
AVERAGE DOM (DAYS ON MARKET)	54	64	47	48	VS.	51	+ 6.2%
TOTAL TRANSACTIONS	27	22	16	26	VS.	25	- 3.8%
TOTAL DOLLAR VOLUME SOLD	\$24,227,027	\$20,705,500	\$13,527,500	\$26,378,400	VS.	\$24,429,500	- 7.3%
AVERAGE ABSORPTION RATE	112.96%	138.19%	100%	155.56%	VS.	179.17%	+ 15.8%
AVERAGE MONTHS INVENTORY SUPPLY	.89	.72	1.0	.64	VS.	.56	- 12.5%
TOTAL # OF UNITS LISTED	62	39	41	40	VS.	49	+ 22.5%

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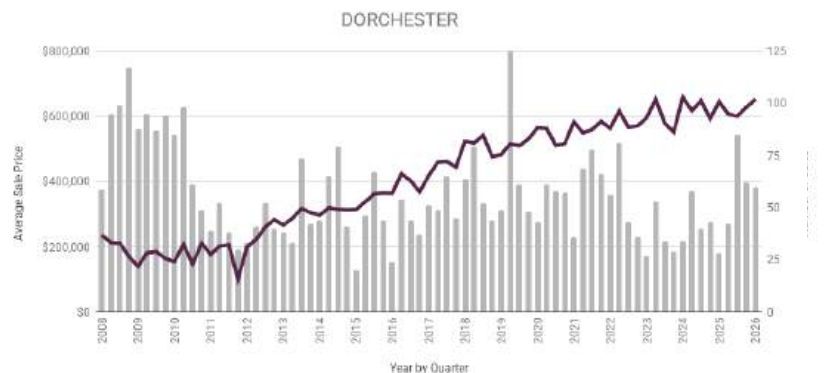


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# DORCHESTER MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			
				Q1:25	VS.	Q1:26	CHANGE
AVERAGE PRICE PER FOOT	\$467	\$522	\$495	\$531	VS.	\$502	- 5.4%
AVERAGE SALES PRICE	\$562,670	\$594,933	\$658,459	\$645,464	VS.	\$652,815	+ 1.1%
AVERAGE SALES PRICE VS. LIST PRICE	99.04%	99.46%	99.41%	98.61%	VS.	98.13%	- 6%
AVERAGE DOM (DAYS ON MARKET)	64	72	55	80	VS.	78	- 2.5%
TOTAL TRANSACTIONS	56	27	34	28	VS.	60	+ 114.2%
TOTAL DOLLAR VOLUME SOLD	\$31,509,569	\$16,063,198	\$22,387,631	\$18,073,004	VS.	\$39,168,900	+ 116.7%
AVERAGE ABSORPTION RATE	125.9%	57.14%	119.7%	45.43%	VS.	39.11%	- 13.9%
AVERAGE MONTHS INVENTORY SUPPLY	.79	1.75	.84	2.20	VS.	2.56	+ 16.3%
TOTAL # OF UNITS LISTED	74	70	48	69	VS.	113	+ 63.7%

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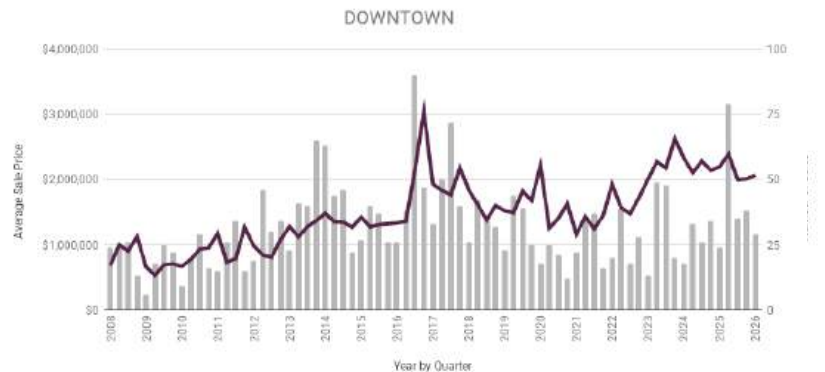


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# DOWNTOWN MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$1,304	\$1,285	\$1,413	\$1,399	VS.	\$1,308	- 6.4%
AVERAGE SALES PRICE	\$1,926,600	\$2,006,153	\$2,329,150	\$2,195,535	VS.	\$2,069,012	- 5.7%
AVERAGE SALES PRICE VS. LIST PRICE	95.96%	96.65%	95.26%	96.76%	VS.	94.92%	- 2.3%
AVERAGE DOM (DAYS ON MARKET)	120	109	118	96	VS.	100	+ 4.1%
TOTAL TRANSACTIONS	20	13	18	24	VS.	29	+ 20.8%
TOTAL DOLLAR VOLUME SOLD	\$38,532,000	\$26,080,000	\$41,924,700	\$52,962,850	VS.	\$60,001,369	+ 13.8%
AVERAGE ABSORPTION RATE	18.17%	10.26%	14.66%	11.63%	VS.	12.78%	+ 9.8%
AVERAGE MONTHS INVENTORY SUPPLY	5.5	9.74	6.82	8.60	VS.	7.83	- 8.9%
TOTAL # OF UNITS LISTED	67	90	97	97	VS.	94	- 3.3%

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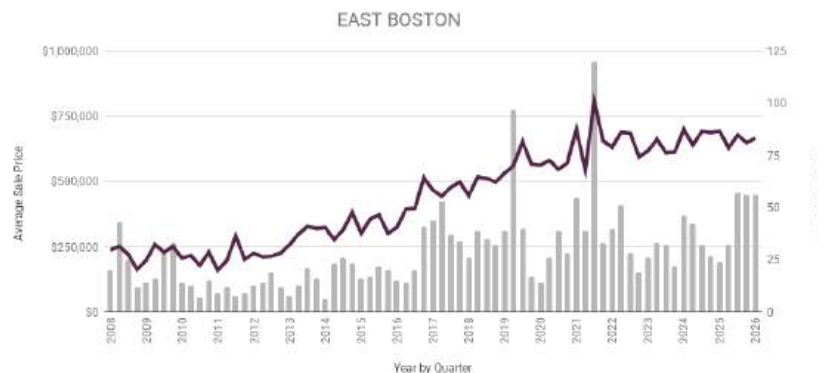


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# EAST BOSTON MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$635	\$660	\$725	\$688	VS.	\$659	- 4.2%
AVERAGE SALES PRICE	\$631,007	\$617,384	\$700,350	\$692,933	VS.	\$665,966	- 3.8%
AVERAGE SALES PRICE VS. LIST PRICE	99.53%	99.11%	100.10%	100.49%	VS.	98.12%	- 1.9%
AVERAGE DOM (DAYS ON MARKET)	57	70	89	70	VS.	75	+ 7.1%
TOTAL TRANSACTIONS	40	26	46	24	VS.	56	+ 133.3%
TOTAL DOLLAR VOLUME SOLD	\$25,240,299	\$16,052,000	\$32,216,121	\$16,630,400	VS.	\$37,294,099	+ 124.2%
AVERAGE ABSORPTION RATE	85.24%	44.44%	30.86%	33.87%	VS.	29.29%	- 13.5%
AVERAGE MONTHS INVENTORY SUPPLY	1.17	2.25	3.24	2.95	VS.	3.41	+ 15.5%
TOTAL # OF UNITS LISTED	83	36	70	60	VS.	105	+ 75%

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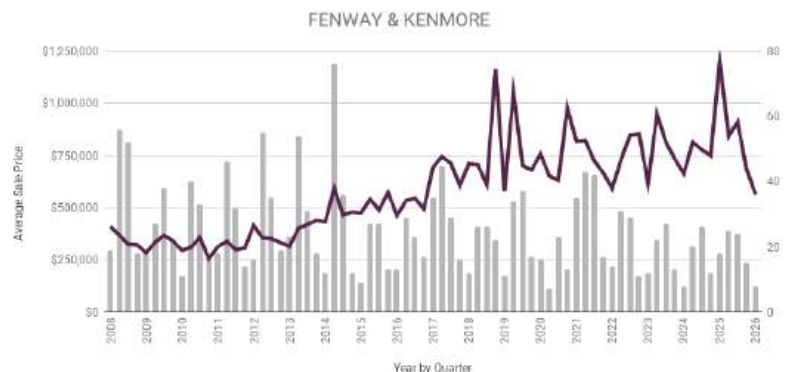


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# FENWAY / KENMORE MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$911	\$926	\$967	\$1,184	VS.	\$999	- 15.6%
AVERAGE SALES PRICE	\$591,100	\$617,533	\$663,236	\$1,207,166	VS.	\$562,500	- 53.4%
AVERAGE SALES PRICE VS. LIST PRICE	99.18%	99.69%	104.43%	98.32%	VS.	98.24%	+ 2.3%
AVERAGE DOM (DAYS ON MARKET)	58	33	56	66	VS.	87	+ 31.8%
TOTAL TRANSACTIONS	14	17	8	18	VS.	8	- 55.5%
TOTAL DOLLAR VOLUME SOLD	\$8,275,400	\$7,410,400	\$5,305,890	\$21,723,000	VS.	\$4,500,000	- 79.2%
AVERAGE ABSORPTION RATE	76.92%	65.15%	58.33%	33.77%	VS.	19.35%	- 42.7%
AVERAGE MONTHS INVENTORY SUPPLY	1.30	1.53	1.71	2.96	VS.	5.17	+ 74.6%
TOTAL # OF UNITS LISTED	37	26	25	41	VS.	45	+ 9.7%

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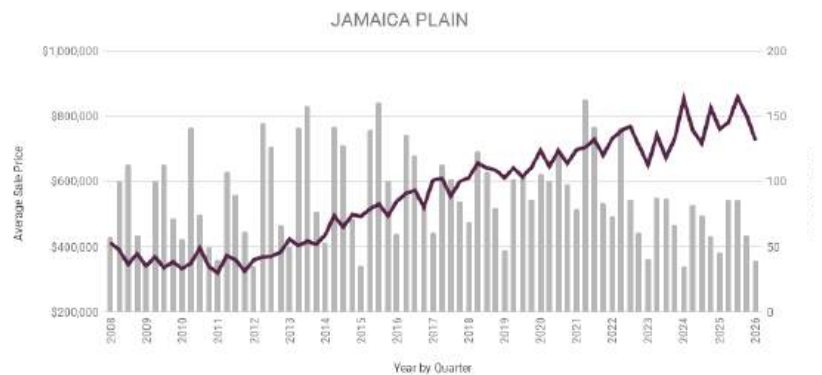


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# JAMAICA PLAIN MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$578	\$577	\$640	\$667	VS.	\$626	- 6%
AVERAGE SALES PRICE	\$731,014	\$651,647	\$852,768	\$759,848	VS.	\$724,717	- 4.6%
AVERAGE SALES PRICE VS. LIST PRICE	102.14%	98.42%	99.86%	99.18%	VS.	100.44%	+ 1%
AVERAGE DOM (DAYS ON MARKET)	45	52	35	52	VS.	49	- 5.7%
TOTAL TRANSACTIONS	73	41	35	46	VS.	39	- 15.2%
TOTAL DOLLAR VOLUME SOLD	\$53,364,071	\$26,717,559	\$29,846,900	\$34,953,044	VS.	\$28,264,000	- 19.1%
AVERAGE ABSORPTION RATE	195%	71.70%	106.82%	63.97%	VS.	57.29%	- 10.4%
AVERAGE MONTHS INVENTORY SUPPLY	.51	1.39	.94	.156	VS.	1.75	+ 12.1%
TOTAL # OF UNITS LISTED	120	86	58	80	VS.	97	+ 21.2%

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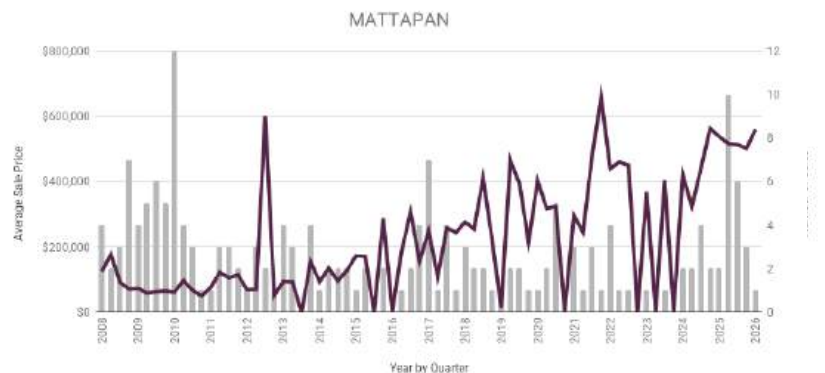


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# MATTAPAN MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$331	\$305	\$341	\$524	VS.	\$440	- 15.9%
AVERAGE SALES PRICE	\$439,000	\$368,000	\$420,000	\$537,700	VS.	\$560,000	+ 4.1%
AVERAGE SALES PRICE VS. LIST PRICE	100.75%	105.44%	113.82%	100%	VS.	101.84%	+ 1.8%
AVERAGE DOM (DAYS ON MARKET)	55	11	15	59	VS.	254	+ 330.5%
TOTAL TRANSACTIONS	4	1	2	2	VS.	1	- 50%
TOTAL DOLLAR VOLUME SOLD	\$1,756,000	\$368,000	\$840,000	\$1,075,400	VS.	\$560,000	- 47.9%
AVERAGE ABSORPTION RATE	0%	0%	41.67%	41.67%	VS.	175%	+ 319.9%
AVERAGE MONTHS INVENTORY SUPPLY	0	0	2.4	2.4	VS.	.57	- 76.2%
TOTAL # OF UNITS LISTED	5	2	1	9	VS.	1	- 88.8%

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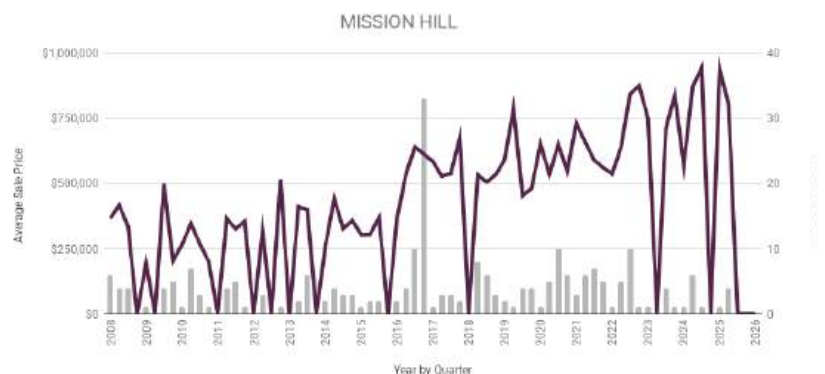


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# MISSION HILL MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$424	\$498	\$514	\$882	VS.	\$0	N/A
AVERAGE SALES PRICE	\$537,000	\$750,000	\$570,000	\$940,000	VS.	\$0	N/A
AVERAGE SALES PRICE VS. LIST PRICE	102.29%	96.06%	92.08%	100%	VS.	0%	N/A
AVERAGE DOM (DAYS ON MARKET)	9	56	14	1	VS.	0	N/A
TOTAL TRANSACTIONS	1	1	1	1	VS.	0	N/A
TOTAL DOLLAR VOLUME SOLD	\$537,000	\$750,000	\$570,000	\$940,000	VS.	\$0	N/A
AVERAGE ABSORPTION RATE	52.78%	47.2%	12.5%	66.67%	VS.	6.67%	- 90%
AVERAGE MONTHS INVENTORY SUPPLY	1.89	2.12	8.0	1.50	VS.	15	+ 900%
TOTAL # OF UNITS LISTED	9	2	9	6	VS.	9	+ 50%

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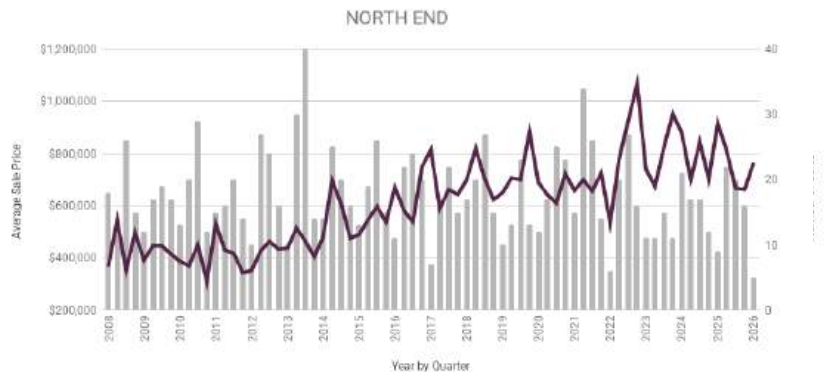


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# NORTH END MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$778	\$880	\$984	\$1,001	VS.	\$858	- 14.3%
AVERAGE SALES PRICE	\$533,226	\$738,804	\$877,690	\$916,500	VS.	\$764,899	- 16.5%
AVERAGE SALES PRICE VS. LIST PRICE	97.81%	98.49%	99.02%	97.83%	VS.	95.18%	- 2.5%
AVERAGE DOM (DAYS ON MARKET)	93	42	56	77	VS.	107	+ 38.9%
TOTAL TRANSACTIONS	6	11	21	9	VS.	5	- 44.4%
TOTAL DOLLAR VOLUME SOLD	\$3,202,000	\$8,126,845	\$18,431,500	\$8,248,500	VS.	\$3,824,499	- 53.6%
AVERAGE ABSORPTION RATE	55.56%	78.13%	37.82%	26.39%	VS.	28.95%	+ 9.7%
AVERAGE MONTHS INVENTORY SUPPLY	1.80	1.28	2.64	3.79	VS.	3.45	- 8.9%
TOTAL # OF UNITS LISTED	27	19	28	29	VS.	23	- 20.6%

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# ROSLINDALE MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			
				Q1:25	VS.	Q1:26	CHANGE
AVERAGE PRICE PER FOOT	\$435	\$524	\$520	\$494	VS.	\$500	+ 1.2%
AVERAGE SALES PRICE	\$505,175	\$604,911	\$685,076	\$672,376	VS.	\$609,760	- 9.3%
AVERAGE SALES PRICE VS. LIST PRICE	101.29%	99.2%	101.79%	100.43%	VS.	99.98%	- .2%
AVERAGE DOM (DAYS ON MARKET)	43	45	47	51	VS.	54	+ 5.8%
TOTAL TRANSACTIONS	32	25	13	13	VS.	23	+ 76.9%
TOTAL DOLLAR VOLUME SOLD	\$16,165,600	\$15,122,775	\$8,906,000	\$8,740,900	VS.	\$14,024,500	+ 60.4%
AVERAGE ABSORPTION RATE	204.17%	164.58%	330.56%	55.77%	VS.	53.92%	- 3.3%
AVERAGE MONTHS INVENTORY SUPPLY	.49	.61	.30	1.79	VS.	1.85	+ 3.3%
TOTAL # OF UNITS LISTED	53	42	20	29	VS.	52	+ 79.3%

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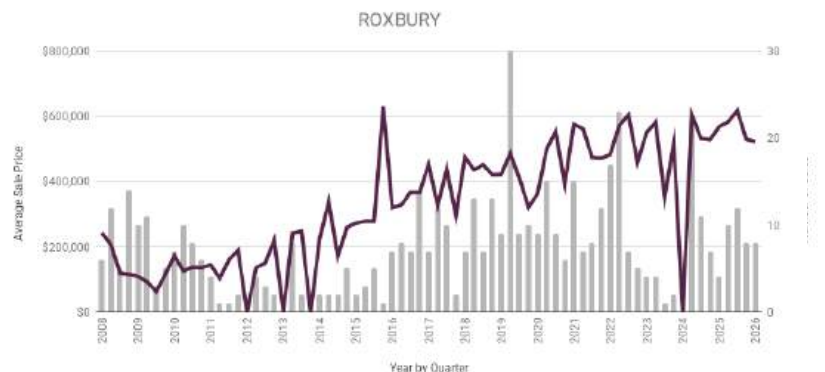


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# ROXBURY MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$553	\$419	\$0	\$492	VS.	\$539	+ 9.5%
AVERAGE SALES PRICE	\$482,973	\$549,750	\$0	\$568,225	VS.	\$522,125	- 8.1%
AVERAGE SALES PRICE VS. LIST PRICE	98.21%	94.87%	0%	97.35%	VS.	98.72%	+ 1.7%
AVERAGE DOM (DAYS ON MARKET)	77	99	0	88	VS.	77	- 12.5%
TOTAL TRANSACTIONS	17	4	0	4	VS.	8	+ 100%
TOTAL DOLLAR VOLUME SOLD	\$8,210,555	\$2,199,000	\$0	\$2,272,900	VS.	\$4,177,000	+ 83.7%
AVERAGE ABSORPTION RATE	32.64%	325%	3.07%	30.56%	VS.	35%	+ 14.5%
AVERAGE MONTHS INVENTORY SUPPLY	3.06	.31	32.57	3.27	VS.	2.86	- 12.4%
TOTAL # OF UNITS LISTED	22	4	29	13	VS.	17	+ 30.7%

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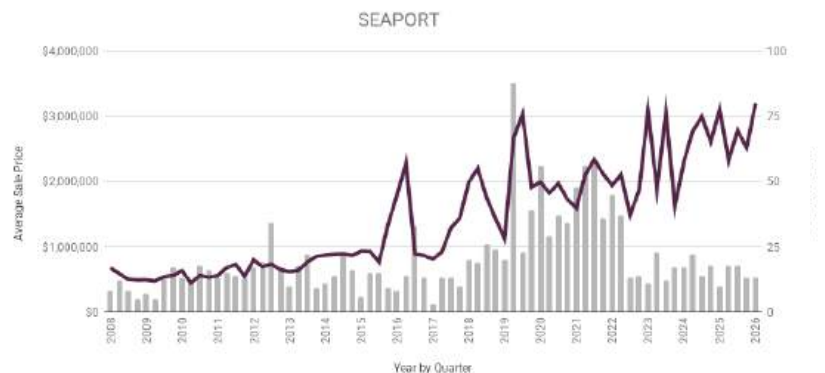


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# SEAPORT MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$1,499	\$1,910	\$1,630	\$1,983	VS.	\$1,919	- 3.2%
AVERAGE SALES PRICE	\$1,939,104	\$3,078,909	\$2,299,764	\$3,113,800	VS.	\$3,204,230	+ 2.9%
AVERAGE SALES PRICE VS. LIST PRICE	99.39%	95.66%	95.99%	97.05%	VS.	95.05%	- 3.1%
AVERAGE DOM (DAYS ON MARKET)	73	48	107	119	VS.	123	+ 3.3%
TOTAL TRANSACTIONS	45	11	17	10	VS.	13	+ 30%
TOTAL DOLLAR VOLUME SOLD	\$87,259,700	\$33,868,000	\$39,096,000	\$31,138,000	VS.	\$41,655,000	+ 33.7%
AVERAGE ABSORPTION RATE	34.57%	12.35%	13.04%	9.52%	VS.	9.94%	+ 4.4%
AVERAGE MONTHS INVENTORY SUPPLY	2.89	8.1	7.67	10.5	VS.	10.06	- 4.1%
TOTAL # OF UNITS LISTED	74	68	50	49	VS.	56	+ 14.2%

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# SOUTH BOSTON MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$749	\$750	\$797	\$799	VS.	\$854	+ 6.9%
AVERAGE SALES PRICE	\$817,116	\$880,106	\$930,245	\$1,014,676	VS.	\$928,964	- 8.4%
AVERAGE SALES PRICE VS. LIST PRICE	98.52%	97.34%	97.53%	98.55%	VS.	98.06%	- .4%
AVERAGE DOM (DAYS ON MARKET)	66	62	63	57	VS.	71	+ 24.5%
TOTAL TRANSACTIONS	83	64	51	53	VS.	42	- 20.7%
TOTAL DOLLAR VOLUME SOLD	\$67,820,700	\$56,326,818	\$47,442,500	\$56,326,818	VS.	\$39,016,525	- 27.4%
AVERAGE ABSORPTION RATE	82.58%	56.22%	39.39%	28.5%	VS.	36.95%	+ 29.6%
AVERAGE MONTHS INVENTORY SUPPLY	1.21	1.78	2.54	3.51	VS.	2.71	- 22.7%
TOTAL # OF UNITS LISTED	165	128	149	191	VS.	154	- 19.3%

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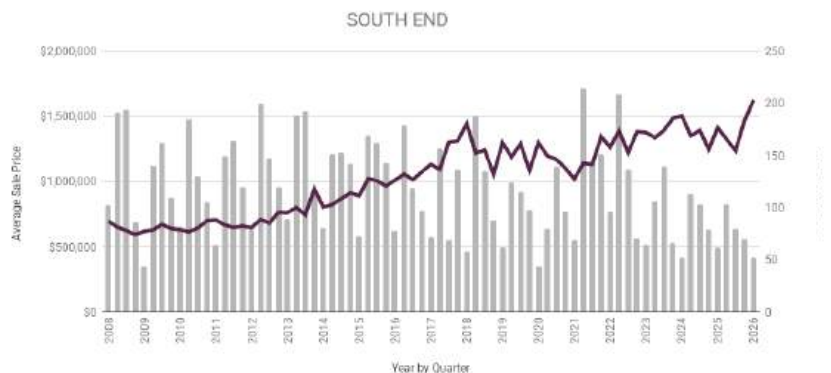


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# SOUTH END MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$1,093	\$1,158	\$1,105	\$1,130	VS.	\$1,190	+ 5.3%
AVERAGE SALES PRICE	\$1,262,870	\$1,376,144	\$1,505,139	\$1,414,828	VS.	\$1,625,205	+ 14.8%
AVERAGE SALES PRICE VS. LIST PRICE	100.3%	97.91%	98.89%	99.01%	VS.	98.08%	- .3%
AVERAGE DOM (DAYS ON MARKET)	67	65	64	77	VS.	63	- 18.1%
TOTAL TRANSACTIONS	96	64	52	62	VS.	52	- 16.1%
TOTAL DOLLAR VOLUME SOLD	\$121,235,600	\$88,073,259	\$78,267,246	\$88,073,259	VS.	\$84,510,671	- 3.6%
AVERAGE ABSORPTION RATE	47.74%	48.33%	36.9%	31.34%	VS.	25.49%	- 18.6%
AVERAGE MONTHS INVENTORY SUPPLY	2.09	2.07	2.71	3.19	VS.	3.92	+ 22.8%
TOTAL # OF UNITS LISTED	295	146	157	154	VS.	151	- 1.9%

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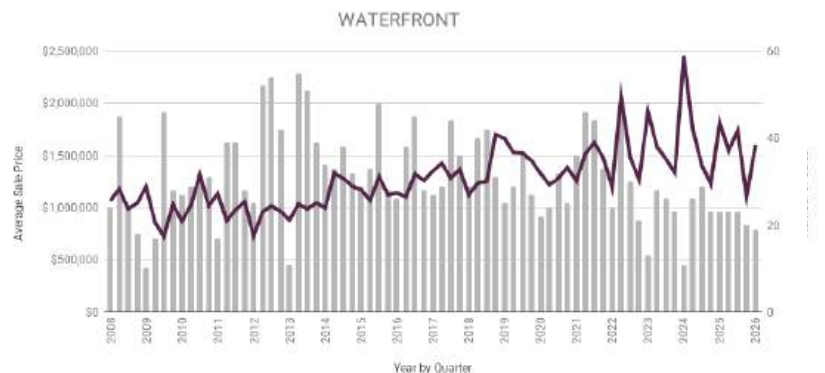


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# WATERFRONT MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$1,015	\$1,327	\$1,262	\$1,244	VS.	\$1,120	- 9.9%
AVERAGE SALES PRICE	\$1,194,191	\$1,917,538	\$2,454,309	\$1,816,260	VS.	\$1,603,710	- 11.7%
AVERAGE SALES PRICE VS. LIST PRICE	97.53%	97.9%	97.6%	97.11%	VS.	97.04%	- .1%
AVERAGE DOM (DAYS ON MARKET)	78	73	108	81	VS.	102	+ 25.9%
TOTAL TRANSACTIONS	24	13	11	23	VS.	19	- 17.3%
TOTAL DOLLAR VOLUME SOLD	\$26,660,600	\$24,928,000	\$26,997,400	\$24,928,000	VS.	\$30,470,500	- 27%
AVERAGE ABSORPTION RATE	33.3%	26.16%	16.32%	19.51%	VS.	13.58%	- 30.3%
AVERAGE MONTHS INVENTORY SUPPLY	3.00	3.82	6.13	5.13	VS.	7.36	+ 43.7%
TOTAL # OF UNITS LISTED	51	52	44	54	VS.	62	+ 14.8%

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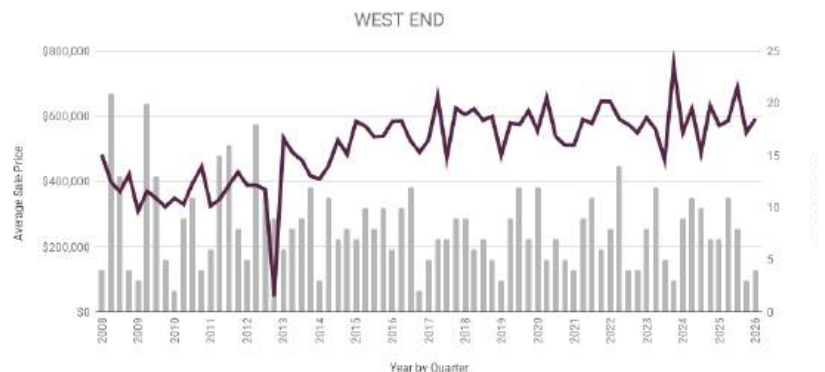


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# WEST END MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			CHANGE
				Q1:25	VS.	Q1:26	
AVERAGE PRICE PER FOOT	\$608	\$634	\$616	\$689	VS.	\$772	+ 28.2%
AVERAGE SALES PRICE	\$646,000	\$595,612	\$550,388	\$551,571	VS.	\$592,750	+ 7.4%
AVERAGE SALES PRICE VS. LIST PRICE	98.7%	95.8%	98.27%	98.02%	VS.	99.61%	+ 1.7%
AVERAGE DOM (DAYS ON MARKET)	54	100	78	91	VS.	97	+ 6.5%
TOTAL TRANSACTIONS	8	8	9	7	VS.	4	- 42.8%
TOTAL DOLLAR VOLUME SOLD	\$5,168,000	\$4,764,900	\$4,953,500	\$4,433,737	VS.	\$2,371,000	- 38.5%
AVERAGE ABSORPTION RATE	17.71%	13.8%	3.71%	25.69%	VS.	21.67%	- 15.6%
AVERAGE MONTHS INVENTORY SUPPLY	5.65	7.2	2.80	3.89	VS.	4.62	+ 18.7%
TOTAL # OF UNITS LISTED	22	13	13	14	VS.	15	+ 7.1%

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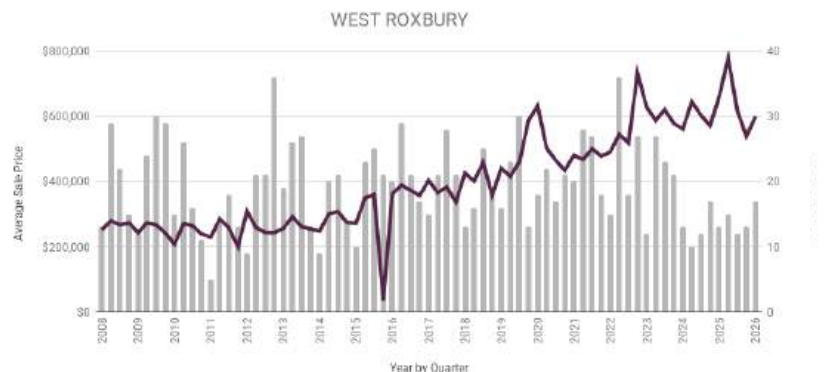


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# WEST ROXBURY MARKET DATA

	Q1:22	Q1:23	Q1:24	YEAR-OVER-YEAR			
				Q1:25	VS.	Q1:26	CHANGE
AVERAGE PRICE PER FOOT	\$401	\$476	\$566	\$564	VS.	\$488	- 13.4%
AVERAGE SALES PRICE	\$490,266	\$629,200	\$561,607	\$660,538	VS.	\$599,317	- 9.2%
AVERAGE SALES PRICE VS. LIST PRICE	98.7%	99.47%	98.86%	101.04%	VS.	100.42%	- .4%
AVERAGE DOM (DAYS ON MARKET)	50	34	38	31	VS.	54	+ 74.1%
TOTAL TRANSACTIONS	15	12	13	13	VS.	17	+ 30.7%
TOTAL DOLLAR VOLUME SOLD	\$7,354,000	\$7,550,400	\$7,300,900	\$7,550,400	VS.	\$10,188,400	+ 18.6%
AVERAGE ABSORPTION RATE	151.67%	158.3%	177.08%	55.21%	VS.	44.05%	- 20.2%
AVERAGE MONTHS INVENTORY SUPPLY	.66	.63	.56	1.81	VS.	2.27	+ 25.4%
TOTAL # OF UNITS LISTED	27	28	15	28	VS.	28	N/C

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## NOTES

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### 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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