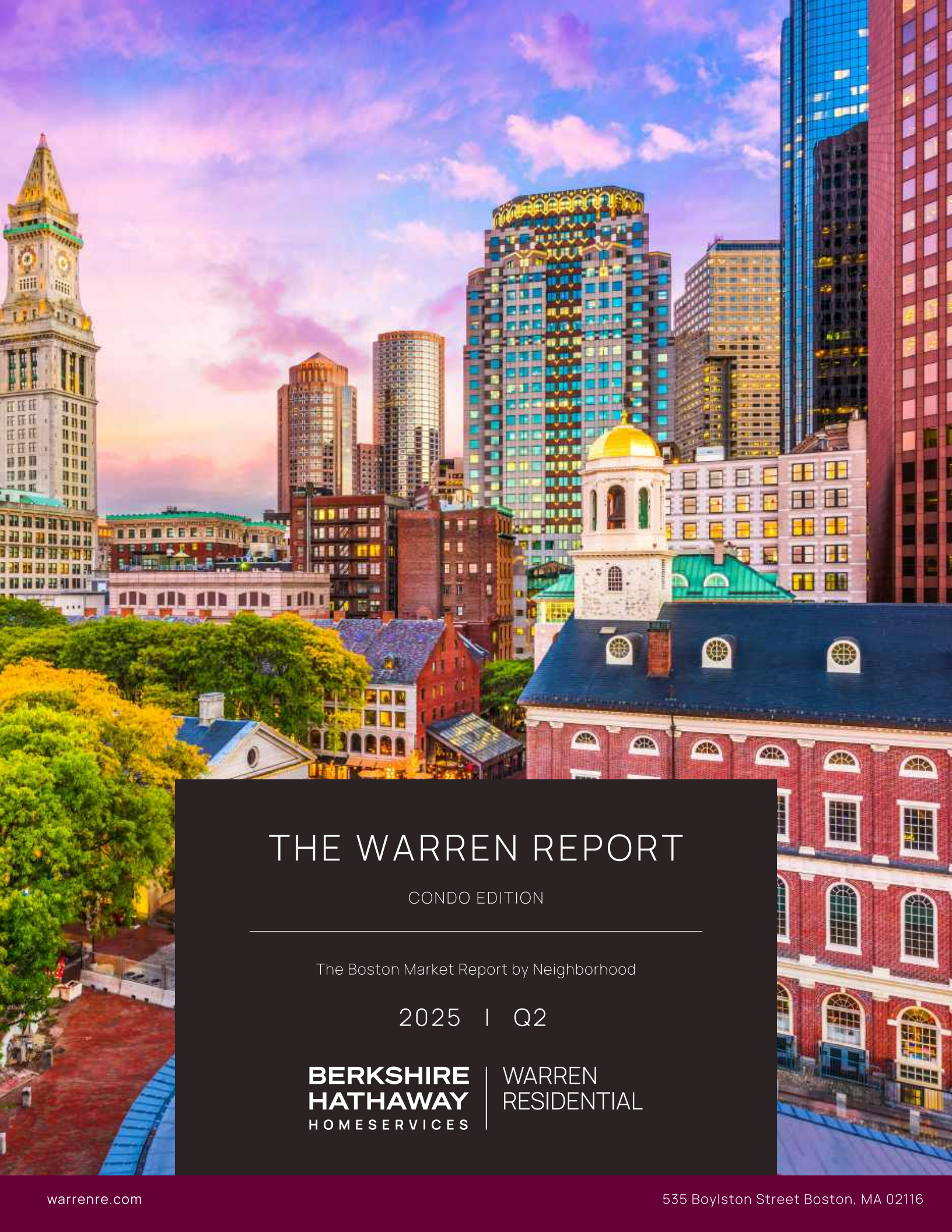




THE WARREN REPORT

CONDO EDITION

The Boston Market Report by Neighborhood

2025 | Q2

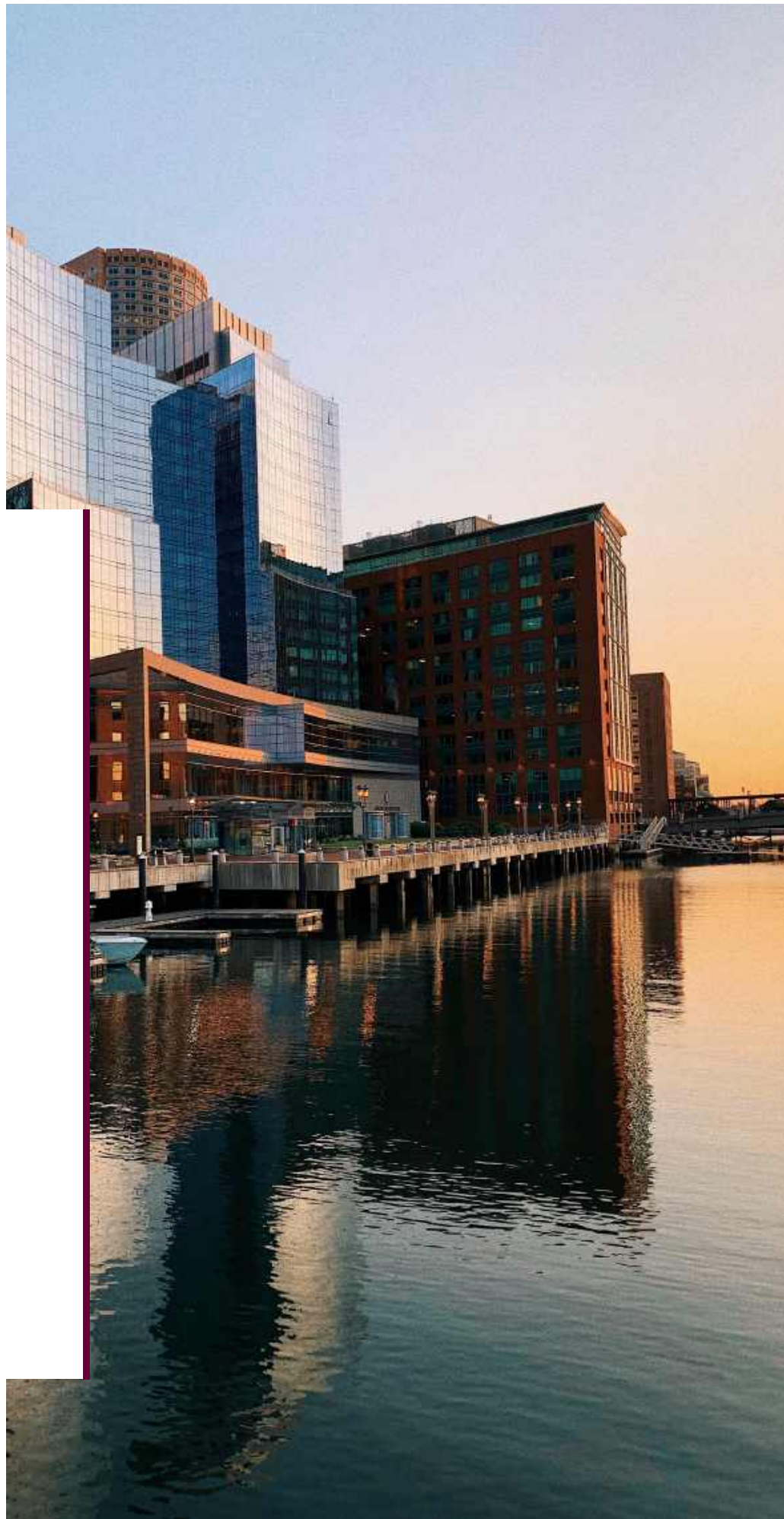
**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL



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GLOSSARY OF TERMS

Average Price Per Foot

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

Average Sales Price

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

Average Sales Price vs List Price

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

Average DOM

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

Total Dollar Volume Sold

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

Total Transactions

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

Approximate Absorption Rate

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

Approximate Months Inventory Supply

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

Total Number of Units Listed

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

BOSTON SNAPSHOT



BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

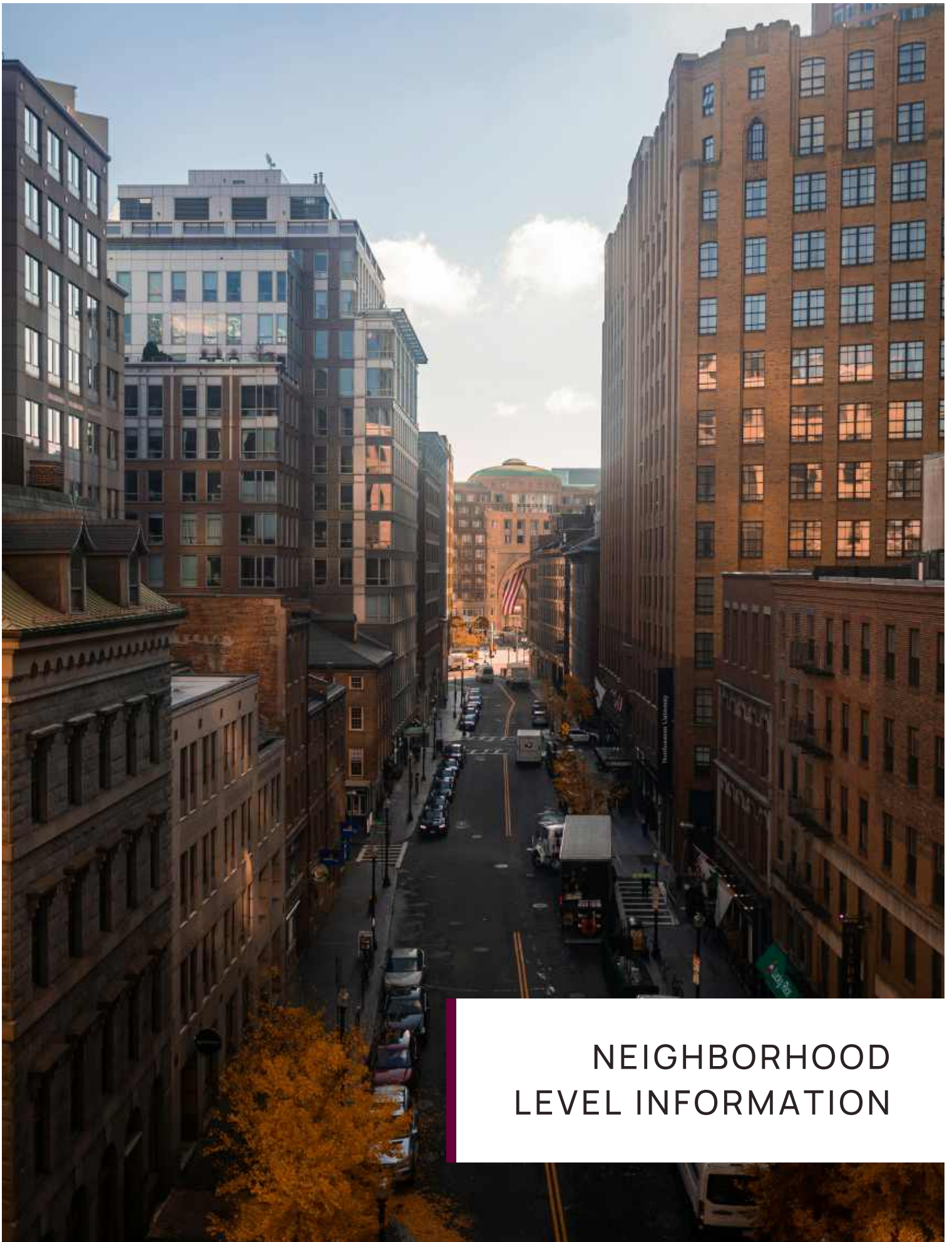
WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$821	\$869	\$886	\$985	vs.	\$906	- 8.0%
AVERAGE SALES PRICE	\$927,744	\$1,026,424	\$1,016,451	\$1,070,699	vs.	\$1,071,108	+ .1%
AVERAGE SALES PRICE VS. LIST PRICE	99.14%	100.2%	98.7%	99.2%	vs.	99.62%	+ .4%
AVERAGE DOM (DAYS ON MARKET)	49	27	43	45	vs.	47	+ 4.4%
TOTAL TRANSACTIONS	1,876	1,635	1,138	1,105	vs.	1,078	- 2.4%
TOTAL DOLLAR VOLUME SOLD	\$1,740,448,945	\$1,678,204,352	\$1,156,721,534	\$1,183,123,058	vs.	\$1,154,655,006	- 2.4%
AVERAGE ABSORPTION RATE	39.24%	44.25%	36.47%	26.59%	vs.	21.43%	- 19.4%
AVERAGE MONTHS INVENTORY SUPPLY	2.55	2.26	2.74	3.76	vs.	4.67	+ 24.2%
TOTAL # OF UNITS LISTED	2,650	2,320	1,751	1,989	vs.	2,289	+ 15%

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NEIGHBORHOOD LEVEL INFORMATION

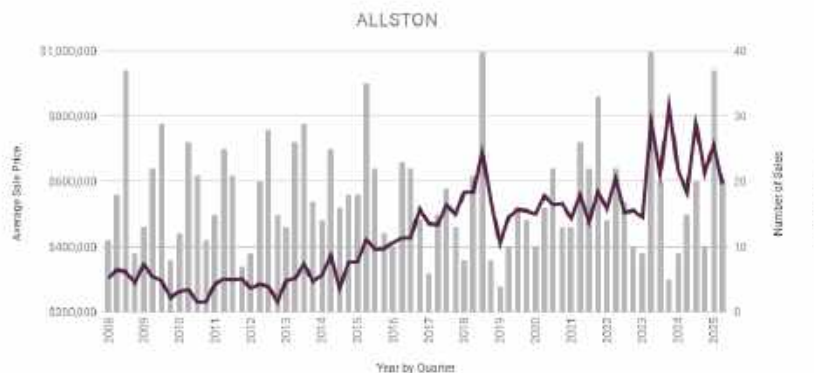
ALLSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$640	\$685	\$882	\$701	vs.	\$695	- .86%
AVERAGE SALES PRICE	\$557,073	\$606,818	\$776,668	\$568,233	vs.	\$592,677	+ 4.3%
AVERAGE SALES PRICE VS. LIST PRICE	99.55%	100.63%	100.11%	101.48%	vs.	99.48%	- 1.9%
AVERAGE DOM (DAYS ON MARKET)	48	31	41	25	vs.	46	+ 84%
TOTAL TRANSACTIONS	26	22	40	15	vs.	20	+ 33.3%
TOTAL DOLLAR VOLUME SOLD	\$14,483,900	\$13,350,000	\$31,066,750	\$8,523,500	vs.	\$11,853,550	+ 39%
AVERAGE ABSORPTION RATE	39.58%	33.33%	73.15%	37.88%	vs.	29.69%	- 21.6%
AVERAGE MONTHS INVENTORY SUPPLY	2.53	3	1.37	2.64	vs.	3.37	+ 27.6%
TOTAL # OF UNITS LISTED	47	46	30	37	vs.	28	- 24.3%

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BACK BAY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$1,295	\$1,415	\$1,306	\$1,535	vs.	\$1,446	- 5.8%
AVERAGE SALES PRICE	\$1,932,780	\$1,988,794	\$1,725,059	\$2,120,340	vs.	\$2,018,290	- 4.8%
AVERAGE SALES PRICE VS. LIST PRICE	96.54%	98.36%	94.49%	99.31%	vs.	97.93%	- 1.3%
AVERAGE DOM (DAYS ON MARKET)	90	47	71	61	vs.	61	N/C
TOTAL TRANSACTIONS	125	103	101	100	vs.	93	- .7%
TOTAL DOLLAR VOLUME SOLD	\$241,597,500	\$204,845,875	\$174,231,000	\$212,034,003	vs.	\$187,701,000	- 11.4%
AVERAGE ABSORPTION RATE	19.4%	25.82%	21.19%	21.72%	vs.	15.52%	- 28.5%
AVERAGE MONTHS INVENTORY SUPPLY	4.95	5.15	5.15	4.6	vs.	6.44	+ 40%
TOTAL # OF UNITS LISTED	192	200	161	162	vs.	200	+ 23.4%

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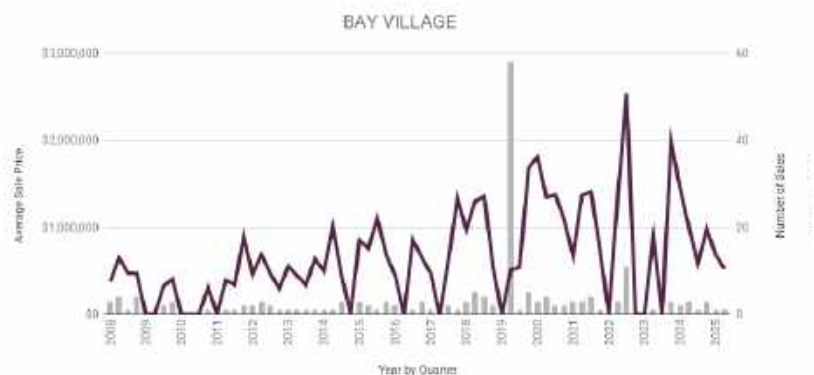
BAY VILLAGE MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$1,117	\$1,044	\$802	\$1,156	vs.	\$1,223	+ 5.7%
AVERAGE SALES PRICE	\$1,365,000	\$1,331,666	\$875,000	\$1,001,666	vs.	\$520,000	- 48%
AVERAGE SALES PRICE VS. LIST PRICE	100.44%	100.76%	92.2%	98.08%	vs.	97.2%	- .8%
AVERAGE DOM (DAYS ON MARKET)	10	9	157	70	vs.	36	- 48.5%
TOTAL TRANSACTIONS	3	3	1	3	vs.	1	- 66.6%
TOTAL DOLLAR VOLUME SOLD	\$4,095,000	\$3,995,000	\$875,000	\$3,005,000	vs.	\$520,000	- 82.7%
AVERAGE ABSORPTION RATE	41.67%	25%	100%	22.22%	vs.	16.67%	- 24.9%
AVERAGE MONTHS INVENTORY SUPPLY	2.4	4	1	4.5	vs.	6	+ 33.3%
TOTAL # OF UNITS LISTED	17	4	1	4	vs.	8	+ 100%

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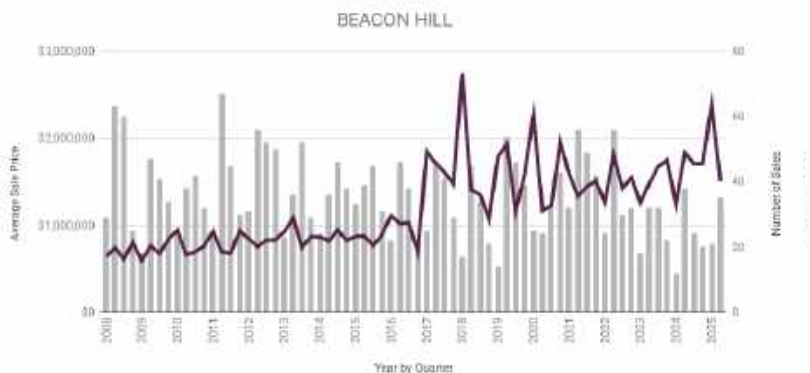
BEACON HILL MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$1,216	\$1,312	\$1,270	\$1,435	vs.	\$1,252	- 12.7%
AVERAGE SALES PRICE	\$1,333,864	\$1,796,719	\$1,480,718	\$1,829,763	vs.	\$1,504,370	- 27.7%
AVERAGE SALES PRICE VS. LIST PRICE	95.62%	99.57%	95.25%	98.73%	vs.	97.54%	- 1.2%
AVERAGE DOM (DAYS ON MARKET)	59	29	35	41	vs.	63	+ 53.6%
TOTAL TRANSACTIONS	56	56	32	38	vs.	35	- 7.8%
TOTAL DOLLAR VOLUME SOLD	\$74,696,400	\$100,619,313	\$47,383,000	\$69,531,000	vs.	\$52,652,975	+ 24.2%
AVERAGE ABSORPTION RATE	25.91%	29.17%	33.05%	18.79%	vs.	18.3%	- 2.6%
AVERAGE MONTHS INVENTORY SUPPLY	3.86	3.43	3.03	5.32	vs.	5.47	+ 2.8%
TOTAL # OF UNITS LISTED	77	77	43	68	vs.	60	- 11.7%

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BRIGHTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$698	\$713	\$885	\$768	vs.	\$830	+ 8.1%
AVERAGE SALES PRICE	\$591,458	\$59,3301	\$765,515	\$678,055	vs.	\$674,422	- 5.4%
AVERAGE SALES PRICE VS. LIST PRICE	100%	101.81%	99.8%	100.56%	vs.	100.97%	+ .4%
AVERAGE DOM (DAYS ON MARKET)	51	48	30	37	vs.	35	- 5.4%
TOTAL TRANSACTIONS	96	53	88	62	vs.	59	- 4.8%
TOTAL DOLLAR VOLUME SOLD	\$56,780,019	\$31,445,000	\$67,453,404	\$42,039,410	vs.	\$39,790,924	- 5.3%
AVERAGE ABSORPTION RATE	29.67%	29.7%	85.6%	27.31%	vs.	25.24%	- 7.5%
AVERAGE MONTHS INVENTORY SUPPLY	3.37	3.37	1.17	3.66	vs.	3.96	+ 8.2%
TOTAL # OF UNITS LISTED	147	144	99	109	vs.	136	+ 24.7%

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CHARLESTOWN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$779	\$843	\$849	\$904	vs.	\$902	-.1%
AVERAGE SALES PRICE	\$876,585	\$953,864	\$985,083	\$981,178	vs.	\$1,105,348	+ 12.6%
AVERAGE SALES PRICE VS. LIST PRICE	101.82%	102.12%	100.12%	103.3%	vs.	101.85%	- 1.4%
AVERAGE DOM (DAYS ON MARKET)	30	25	29	23	vs.	25	+ 8.7%
TOTAL TRANSACTIONS	94	85	57	54	vs.	51	- 5.5%
TOTAL DOLLAR VOLUME SOLD	\$82,399,009	\$81,078,500	\$56,149,780	\$52,983,643	vs.	\$56,372,750	+ 6.4%
AVERAGE ABSORPTION RATE	88.51%	69.64%	97.22%	55%	vs.	84.9%	+ 54.3%
AVERAGE MONTHS INVENTORY SUPPLY	2.03	1.13	1.03	1.82	vs.	1.18	- 35.1%
TOTAL # OF UNITS LISTED	119	108	67	83	vs.	80	- 3.6%

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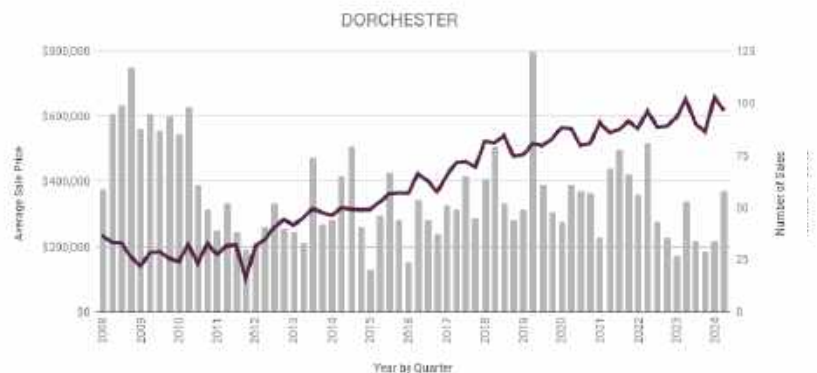
DORCHESTER MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$469	\$502	\$513	\$524	vs.	\$529	+ .8%
AVERAGE SALES PRICE	\$549,396	\$616,608	\$653,026	\$617,724	vs.	\$606,352	- 1.8%
AVERAGE SALES PRICE VS. LIST PRICE	100.92%	101.68%	100.52%	99.97%	vs.	98.88%	- 1%
AVERAGE DOM (DAYS ON MARKET)	34	29	34	58	vs.	35	- 39.6%
TOTAL TRANSACTIONS	69	81	53	58	vs.	42	- 27.5%
TOTAL DOLLAR VOLUME SOLD	\$37,908,350	\$49,945,312	\$34,610,409	\$35,827,993	vs.	\$25,466,800	- 28.9%
AVERAGE ABSORPTION RATE	52.08%	52.08%	47.13%	41.93%	vs.	25.16%	- 40%
AVERAGE MONTHS INVENTORY SUPPLY	1.92	1.67	2.12	2.39	vs.	3.98	+ 66.4%
TOTAL # OF UNITS LISTED	120	107	65	80	vs.	83	+ 3.7%

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DOWNTOWN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$994	\$1,089	\$1,574	\$1,344	vs.	\$1,425	+ 6.1%
AVERAGE SALES PRICE	\$1,426,957	\$1,567,615	\$2,274,270	\$2,107,757	vs.	\$3,392,711	+ 13.5%
AVERAGE SALES PRICE VS. LIST PRICE	96.25%	96.26%	98.43%	97.73%	vs.	97.74%	+ .1%
AVERAGE DOM (DAYS ON MARKET)	135	85	56	81	vs.	79	- 2.47%
TOTAL TRANSACTIONS	34	39	49	33	vs.	35	+ 6%
TOTAL DOLLAR VOLUME SOLD	\$48,516,558	\$61,137,000	\$111,439,275	\$69,556,000	vs.	\$189,024,176	+ 171.1%
AVERAGE ABSORPTION RATE	12.7%	13.89%	10.39%	22.2%	vs.	9.8%	- 55.9%
AVERAGE MONTHS INVENTORY SUPPLY	7.87	7.2	9.52	4.5	vs.	10.2	+ 126.6%
TOTAL # OF UNITS LISTED	57	73	96	49	vs.	103	+ 110.2%

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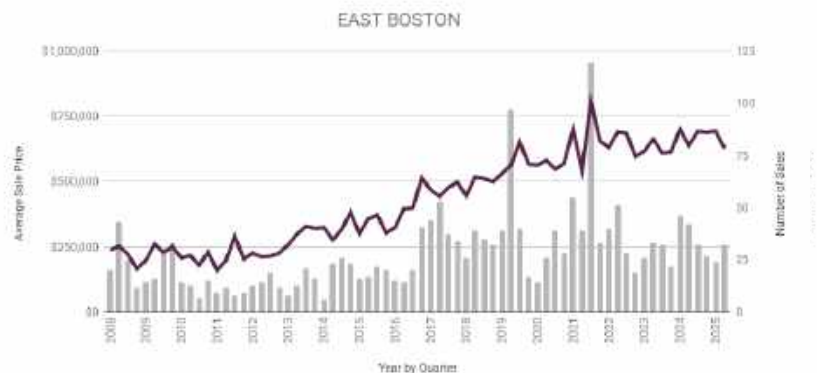
EAST BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$839	\$724	\$632	\$680	vs.	\$641	- 5.6%
AVERAGE SALES PRICE	\$805,062	\$688,996	\$661,800	\$640,163	vs.	\$628,054	- 1.8%
AVERAGE SALES PRICE VS. LIST PRICE	100.13%	99.94%	100.44%	99.93%	vs.	98.73%	- 1.2%
AVERAGE DOM (DAYS ON MARKET)	46	52	51	45	vs.	59	+ 31.1%
TOTAL TRANSACTIONS	26	51	26	42	vs.	32	- 23.8%
TOTAL DOLLAR VOLUME SOLD	\$96,607,480	\$35,128,798	\$21,839,400	\$26,886,857	vs.	\$20,097,748	- 25.2%
AVERAGE ABSORPTION RATE	40.03%	56.3%	32.18%	24.17%	vs.	16.81%	-30.4%
AVERAGE MONTHS INVENTORY SUPPLY	2.5	1.77	3.11	4.14	vs.	5.95	+ 43.7%
TOTAL # OF UNITS LISTED	114	75	58	76	vs.	82	+ 7.8%

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FENWAY / KENMORE

MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$968	\$1,001	\$1,087	\$1,177	vs.	\$1,218	+ 9%
AVERAGE SALES PRICE	\$821,019	\$729,922	\$948,090	\$812,350	vs.	\$842,080	+ 3.6%
AVERAGE SALES PRICE VS. LIST PRICE	99.84%	100.62%	99.83%	97.93%	vs.	99.3%	+ 1.4%
AVERAGE DOM (DAYS ON MARKET)	46	29	46	22	vs.	51	+ 131.8%
TOTAL TRANSACTIONS	43	31	22	20	vs.	25	+ 25%
TOTAL DOLLAR VOLUME SOLD	\$35,303,833	\$22,627,587	\$20,858,000	\$16,247,000	vs.	\$21,052,000	+ 29.5%
AVERAGE ABSORPTION RATE	34.52%	45%	52.08%	22.22%	vs.	21.77%	- 2%
AVERAGE MONTHS INVENTORY SUPPLY	2.9	2.22	1.92	4.5	vs.	4.59	+ 2%
TOTAL # OF UNITS LISTED	70	43	39	49	vs.	48	- 2%

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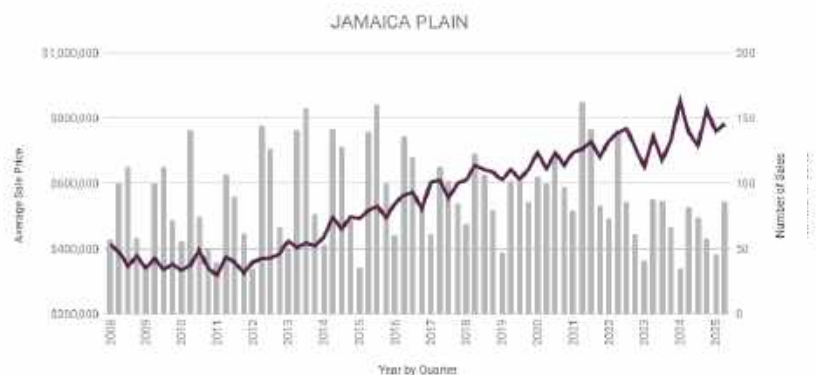
JAMAICA PLAIN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$601	\$644	\$647	\$668	vs.	\$667	-.1%
AVERAGE SALES PRICE	\$704,972	\$755,302	\$742,503	\$756,442	vs.	\$782,529	+3.4%
AVERAGE SALES PRICE VS. LIST PRICE	103.43%	105.92%	103.56%	102.2%	vs.	102.6%	+.4%
AVERAGE DOM (DAYS ON MARKET)	32	23	27	35	vs.	33	-5.7%
TOTAL TRANSACTIONS	163	141	88	82	vs.	86	+4.8%
TOTAL DOLLAR VOLUME SOLD	\$134,910,548	\$106,497,589	\$65,340,337	\$62,028,288	vs.	\$67,297,525	+8.4%
AVERAGE ABSORPTION RATE	87.04%	87.02%	58.54%	45.67%	vs.	39.29%	-13.9%
AVERAGE MONTHS INVENTORY SUPPLY	1.15	1.15	1.71	2.19	vs.	2.55	+16.4%
TOTAL # OF UNITS LISTED	209	168	136	148	vs.	159	+7.4%

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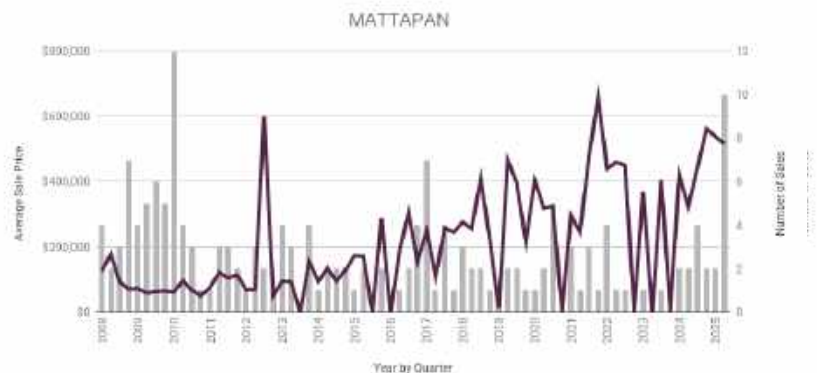
MATTAPAN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$281	\$347	\$0	\$370	vs.	\$459	+ 24%
AVERAGE SALES PRICE	\$245,000	\$460,000	\$0	\$324,500	vs.	\$516,225	+ 59%
AVERAGE SALES PRICE VS. LIST PRICE	98%	102.22%	0%	98.63%	vs.	98.66%	+ .1%
AVERAGE DOM (DAYS ON MARKET)	126	28	0	126	vs.	45	- 64.2%
TOTAL TRANSACTIONS	1	1	0	2	vs.	10	+ 400%
TOTAL DOLLAR VOLUME SOLD	\$245,000	\$460,000	\$0	\$649,000	vs.	\$5,162,250	+ 695.4%
AVERAGE ABSORPTION RATE	25%	0%	0%	25%	vs.	25%	N/C
AVERAGE MONTHS INVENTORY SUPPLY	6	0	0	4	vs.	4	N/C
TOTAL # OF UNITS LISTED	1	3	2	4	vs.	12	+ 300%

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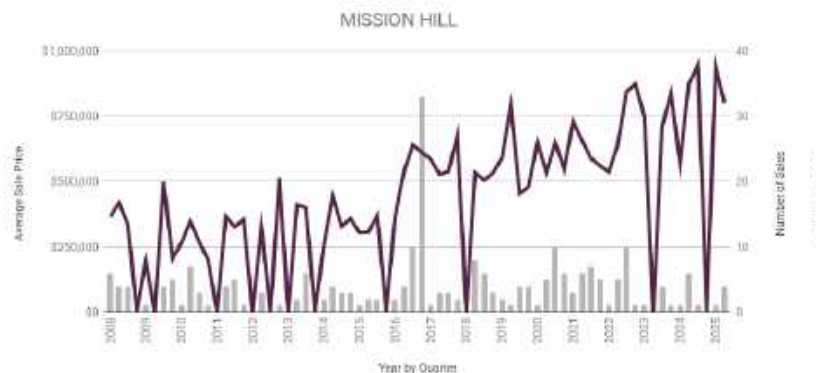
MISSION HILL MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$569	\$613	\$0	\$742	vs.	\$701	- 5.4%
AVERAGE SALES PRICE	\$657,566	\$639,480	\$0	\$874,166	vs.	\$801,250	- 8.3%
AVERAGE SALES PRICE VS. LIST PRICE	102.61%	98.18%	0%	98.55%	vs.	98.9%	+ .3%
AVERAGE DOM (DAYS ON MARKET)	16	39	0	49	vs.	31	- 36.7%
TOTAL TRANSACTIONS	6	5	0	6	vs.	4	- 33.3%
TOTAL DOLLAR VOLUME SOLD	\$3,945,400	\$3,197,400	\$0	\$5,245,000	vs.	\$3,205,000	- 38.8%
AVERAGE ABSORPTION RATE	104.1%	52.78%	50%	50%	vs.	12.5%	- 75%
AVERAGE MONTHS INVENTORY SUPPLY	.96	1.89	2	2	vs.	8	+ 300%
TOTAL # OF UNITS LISTED	8	8	12	1	vs.	5	+ 400%

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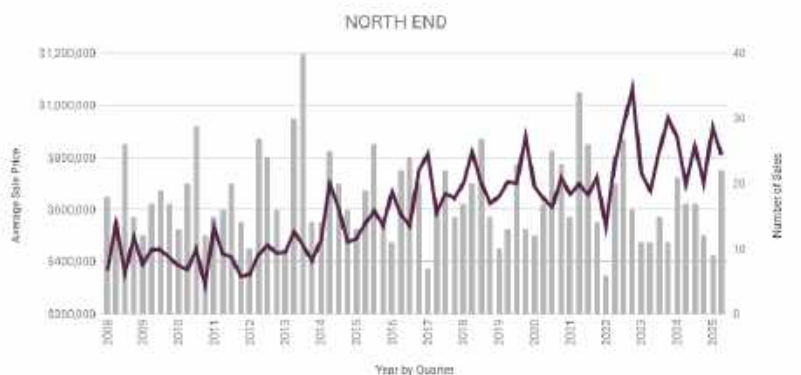
NORTH END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$876	\$971	\$1,020	\$1,017	vs.	\$998	- 1.8%
AVERAGE SALES PRICE	\$698,015	\$776,887	\$673,772	\$701,294	vs.	\$810,016	+ 15.5%
AVERAGE SALES PRICE VS. LIST PRICE	98.44%	98.54%	100.08%	98.44%	vs.	98.52%	+ .1%
AVERAGE DOM (DAYS ON MARKET)	56	49	23	50	vs.	47	- 6%
TOTAL TRANSACTIONS	34	20	11	17	vs.	22	+ 29.4%
TOTAL DOLLAR VOLUME SOLD	\$23,732,515	\$15,537,749	\$7,411,500	\$11,922,000	vs.	\$17,820,360	+ 49.7%
AVERAGE ABSORPTION RATE	58.33%	34.9%	55.83%	39.88%	vs.	22.73%	- 43%
AVERAGE MONTHS INVENTORY SUPPLY	1.71	2.87	1.79	2.51	vs.	4.4	+ 75.3%
TOTAL # OF UNITS LISTED	39	33	26	37	vs.	3738	+ 2.7%

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ROSLINDALE MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$496	\$513	\$541	\$551	vs.	\$555	+ .5%
AVERAGE SALES PRICE	\$585,506	\$652,500	\$641,470	\$687,740	vs.	\$622,121	- 9.5%
AVERAGE SALES PRICE VS. LIST PRICE	104.12%	104.91%	101%	105.31%	vs.	101.73%	- 3.4%
AVERAGE DOM (DAYS ON MARKET)	23	16	29	18	vs.	32	+ 77.7%
TOTAL TRANSACTIONS	60	57	40	27	vs.	33	+ 22.2%
TOTAL DOLLAR VOLUME SOLD	\$35,130,373	\$37,192,505	\$25,658,825	\$18,569,000	vs.	\$20,530,000	+ 10.5%
AVERAGE ABSORPTION RATE	139.2%	320%	190.28%	62.5%	vs.	62.5%	- 67.1%
AVERAGE MONTHS INVENTORY SUPPLY	.72	.31	.53	1.6	vs.	1.6	+ 201.8%
TOTAL # OF UNITS LISTED	74	73	39	38	vs.	38	- 2.5%

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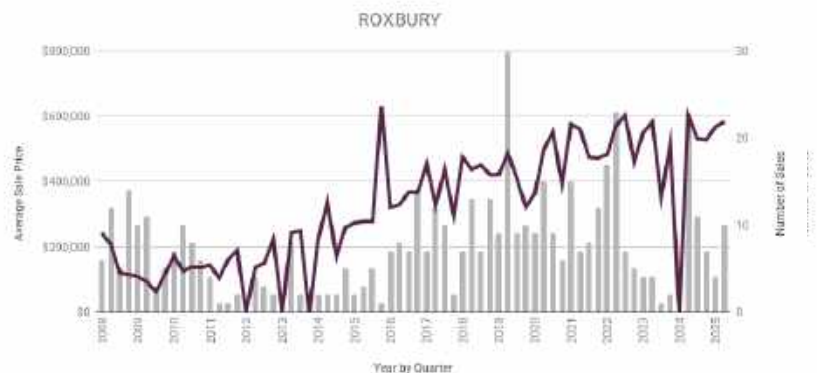
ROXBURY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$488	\$579	\$435	\$641	vs.	\$582	- 9.2%
AVERAGE SALES PRICE	\$561,571	\$571,566	\$581,125	\$602,889	vs.	\$583,300	- 3.2%
AVERAGE SALES PRICE VS. LIST PRICE	100.8%	101.17%	100.16%	99.44%	vs.	99.38%	- .1%
AVERAGE DOM (DAYS ON MARKET)	35	53	51	45	vs.	97	+ 115.5%
TOTAL TRANSACTIONS	7	23	4	2	vs.	10	- 54.5%
TOTAL DOLLAR VOLUME SOLD	\$3,931,000	\$13,146,040	\$2,328,500	\$13,263,573	vs.	\$5,833,000	- 56%
AVERAGE ABSORPTION RATE	35.19%	73.81%	66.67%	13.89%	vs.	17.78%	+ 28%
AVERAGE MONTHS INVENTORY SUPPLY	2.84	1.35	1.5	7.2	vs.	5.62	- 21.9%
TOTAL # OF UNITS LISTED	19	18	6	29	vs.	23	- 20.6%

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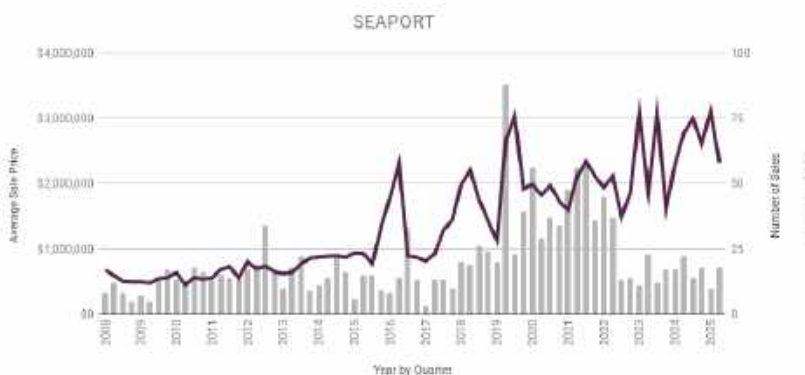
SEAPORT MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$1,604	\$1,571	\$1,608	\$1,730	vs.	\$1,643	- 5%
AVERAGE SALES PRICE	\$2,104,969	\$2,110,630	\$1,862,543	\$2,773,704	vs.	\$2,322,802	- 16.2%
AVERAGE SALES PRICE VS. LIST PRICE	97.48%	97.85%	98.92%	96.77%	vs.	97.64%	+ .9%
AVERAGE DOM (DAYS ON MARKET)	49	102	57	77	vs.	113	+ 46.7%
TOTAL TRANSACTIONS	56	37	23	22	vs.	18	- 18.1%
TOTAL DOLLAR VOLUME SOLD	\$117,878,300	\$78,093,325	\$43,298,500	\$61,021,500	vs.	\$41,810,440	- 31.4%
AVERAGE ABSORPTION RATE	30.73%	33.52%	9.31%	13.49%	vs.	8.06%	- 40.2%
AVERAGE MONTHS INVENTORY SUPPLY	3.25	2.98	10.75	7.41	vs.	12.4	+ 67.3%
TOTAL # OF UNITS LISTED	83	52	51	42	vs.	50	+19%

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SOUTH BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$768	\$871	\$790	\$817	vs.	\$846	+ 3.4%
AVERAGE SALES PRICE	\$830,245	\$878,868	\$834,538	\$902,473	vs.	\$968,242	+ 7.2%
AVERAGE SALES PRICE VS. LIST PRICE	98.99%	100.15%	99.53%	98.15%	vs.	99.3%	+ 1.1%
AVERAGE DOM (DAYS ON MARKET)	48	36	41	47	vs.	43	- 8.5%
TOTAL TRANSACTIONS	243	167	89	112	vs.	117	+ 4.4%
TOTAL DOLLAR VOLUME SOLD	\$201,749,562	\$146,771,043	\$74,273,899	\$101,077,067	vs.	\$113,284,350	+ 12%
AVERAGE ABSORPTION RATE	57.89%	60.52%	37.18%	30.25%	vs.	26.8%	- 11.2%
AVERAGE MONTHS INVENTORY SUPPLY	1.78	1.65	2.69	3.31	vs.	3.72	+ 12.3%
TOTAL # OF UNITS LISTED	301	213	171	197	vs.	235	+ 19.2%

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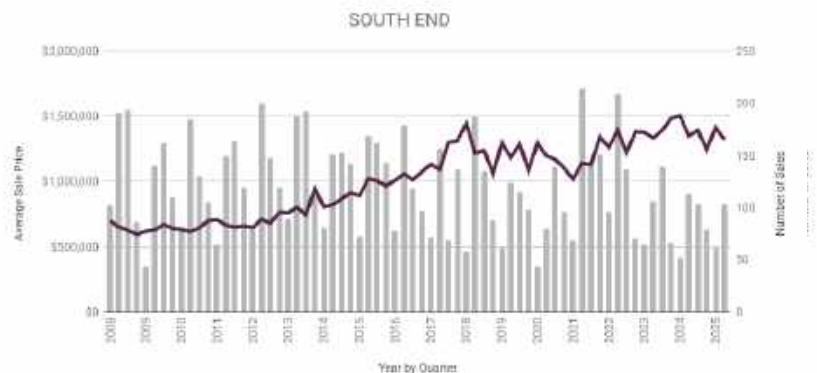
SOUTH END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$1,054	\$1,168	\$1,062	\$1,162	vs.	\$1,139	- 1.9%
AVERAGE SALES PRICE	\$1,139,441	\$1,389,405	\$1,335,702	\$1,351,600	vs.	\$1,322,257	- 2.1%
AVERAGE SALES PRICE VS. LIST PRICE	99.62%	100.3%	98.96%	99.2%	vs.	98.7%	- .4%
AVERAGE DOM (DAYS ON MARKET)	48	32	42	42	vs.	36	- 14.2%
TOTAL TRANSACTIONS	214	209	106	113	vs.	103	- 8.8%
TOTAL DOLLAR VOLUME SOLD	\$243,840,393	\$290,385,929	\$141,584,465	\$152,730,814	vs.	\$136,192,500	- 10.8%
AVERAGE ABSORPTION RATE	36.69%	34.91%	34.91%	27.17%	vs.	27.17%	- 22.1%
AVERAGE MONTHS INVENTORY SUPPLY	2.73	2.86	3.68	3.68	vs.	3.68	+ 28.6%
TOTAL # OF UNITS LISTED	265	300	201	209	vs.	209	+ 3.9%

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WATERFRONT MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$1,130	\$1,197	\$1,101	\$1,162	vs.	\$1,140	- 1.8%
AVERAGE SALES PRICE	\$1,515,082	\$2,076,935	\$1,581,532	\$1,746,985	vs.	\$1,546,282	- 11.4%
AVERAGE SALES PRICE VS. LIST PRICE	96.62%	96.09%	96.8%	96.4%	vs.	96.87%	+ .4%
AVERAGE DOM (DAYS ON MARKET)	93	63	46	49	vs.	56	+ 14.2%
TOTAL TRANSACTIONS	46	48	28	26	vs.	23	- 11.5%
TOTAL DOLLAR VOLUME SOLD	\$69,683,800	\$99,692,900	\$44,282,900	\$45,421,625	vs.	\$35,564,500	- 21.7%
AVERAGE ABSORPTION RATE	18.52%	25.33%	16.84%	14.83%	vs.	14.83%	- 11.9%
AVERAGE MONTHS INVENTORY SUPPLY	5.4	3.95	5.94	6.74	vs.	6.74	+ 13.4%
TOTAL # OF UNITS LISTED	84	70	45	53	vs.	53	+ 17.7%

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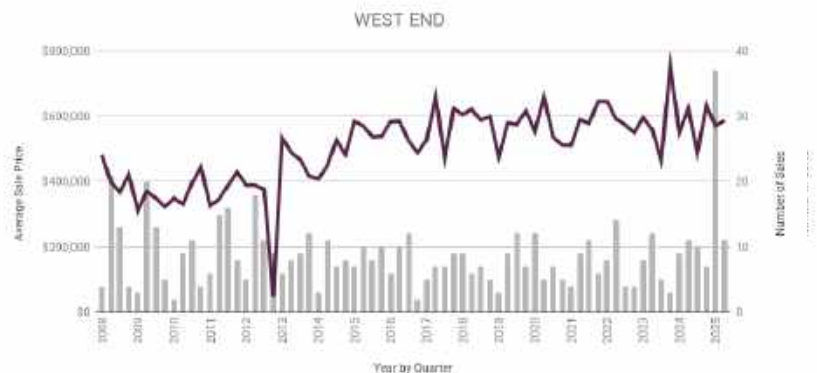
WEST END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$632	\$688	\$712	\$625	vs.	\$653	+ 4.4%
AVERAGE SALES PRICE	\$589,522	\$591,428	\$559,583	\$622,536	vs.	\$586,863	- 5.7%
AVERAGE SALES PRICE VS. LIST PRICE	99.38%	99.73%	100.06%	99.49%	vs.	98.4%	- 1.1%
AVERAGE DOM (DAYS ON MARKET)	49	43	140	67	vs.	67	N/C
TOTAL TRANSACTIONS	9	14	12	11	vs.	11	N/C
TOTAL DOLLAR VOLUME SOLD	\$5,305,700	\$8,280,000	\$6,715,000	\$6,847,900	vs.	\$6,455,500	- 5.7%
AVERAGE ABSORPTION RATE	19.7%	21.57%	21.97%	16.11%	vs.	28.03%	+ 73.9%
AVERAGE MONTHS INVENTORY SUPPLY	5.08	4.62	4.55	6.21	vs.	3.57	- 42.5%
TOTAL # OF UNITS LISTED	17	12	9	20	vs.	16	- 20%

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WEST ROXBURY MARKET DATA

	Q2:21	Q2:22	Q2:23	Year-Over-Year			Change
				Q2:24	vs.	Q2:25	
AVERAGE PRICE PER FOOT	\$414	\$525	\$597	\$586	vs.	\$517	- 11.8%
AVERAGE SALES PRICE	\$467,986	\$544,958	\$586,648	\$643,890	vs.	\$778,637	+ 20.9%
AVERAGE SALES PRICE VS. LIST PRICE	101.12%	103.27%	100.3%	100.2%	vs.	101.17%	+ .9%
AVERAGE DOM (DAYS ON MARKET)	32	23	25	29	vs.	42	+ 44.8%
TOTAL TRANSACTIONS	28	36	27	10	vs.	15	+ 50%
TOTAL DOLLAR VOLUME SOLD	\$13,103,067	\$19,618,488	\$16,839,500	\$6,438,900	vs.	\$11,679,560	+ 81.3%
AVERAGE ABSORPTION RATE	72.5%	161.67%	100.57%	116.67%	vs.	32.22%	- 72.3%
AVERAGE MONTHS INVENTORY SUPPLY	1.38	.62	.97	.86	vs.	3.10	+ 260.4%
TOTAL # OF UNITS LISTED	36	31	25	17	vs.	31	+ 82.3%

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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 0z and 03 vs. 01 and 04.

Do Closings in New Developments Impact Quarterly Reports?

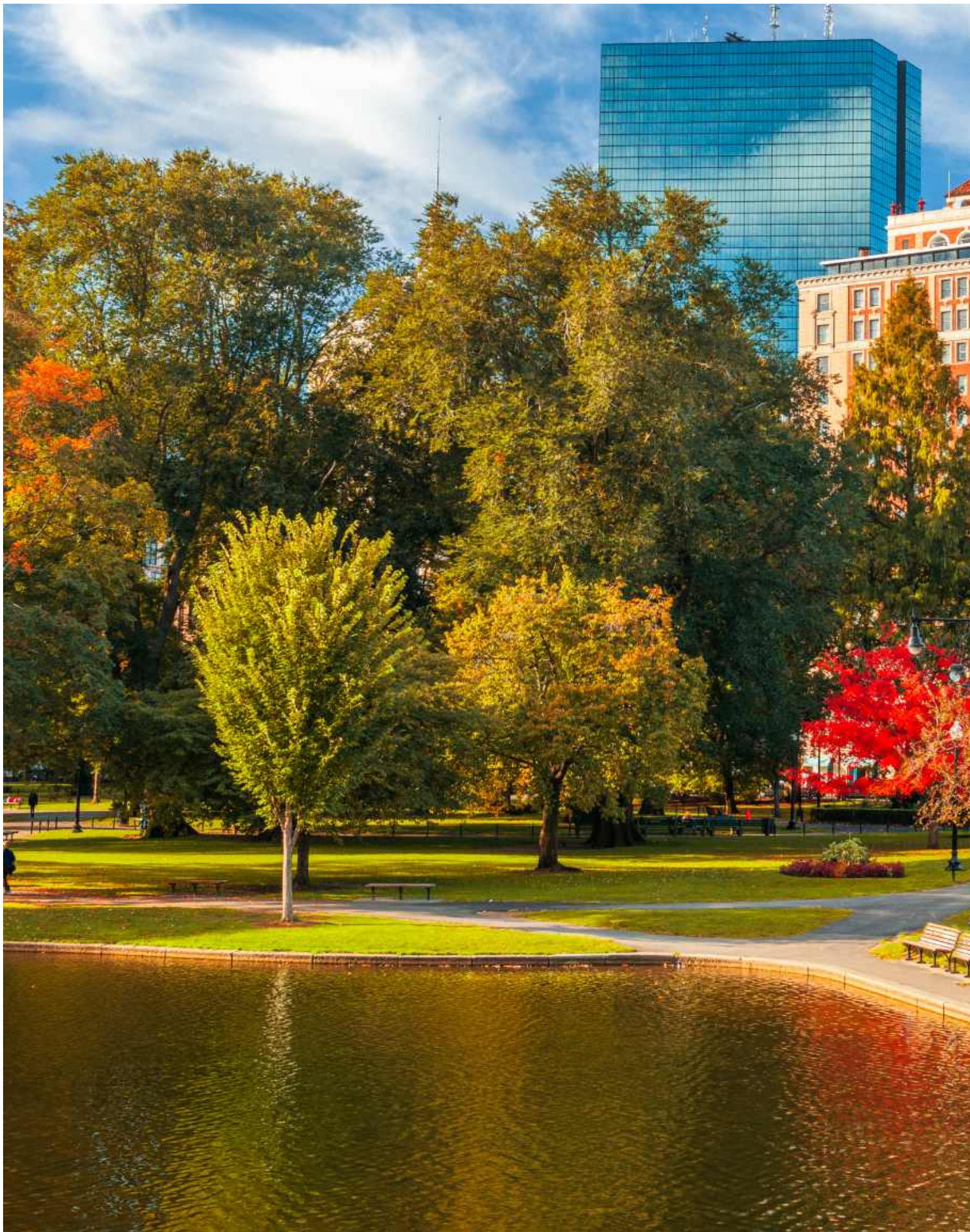
When a new development is completed, we often see large amounts of closings happen in a short period of time. This can dramatically skew the quarterly market statistics for a particular neighborhood. With that said, there are also cases where new construction units were never listed on MLS and therefore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