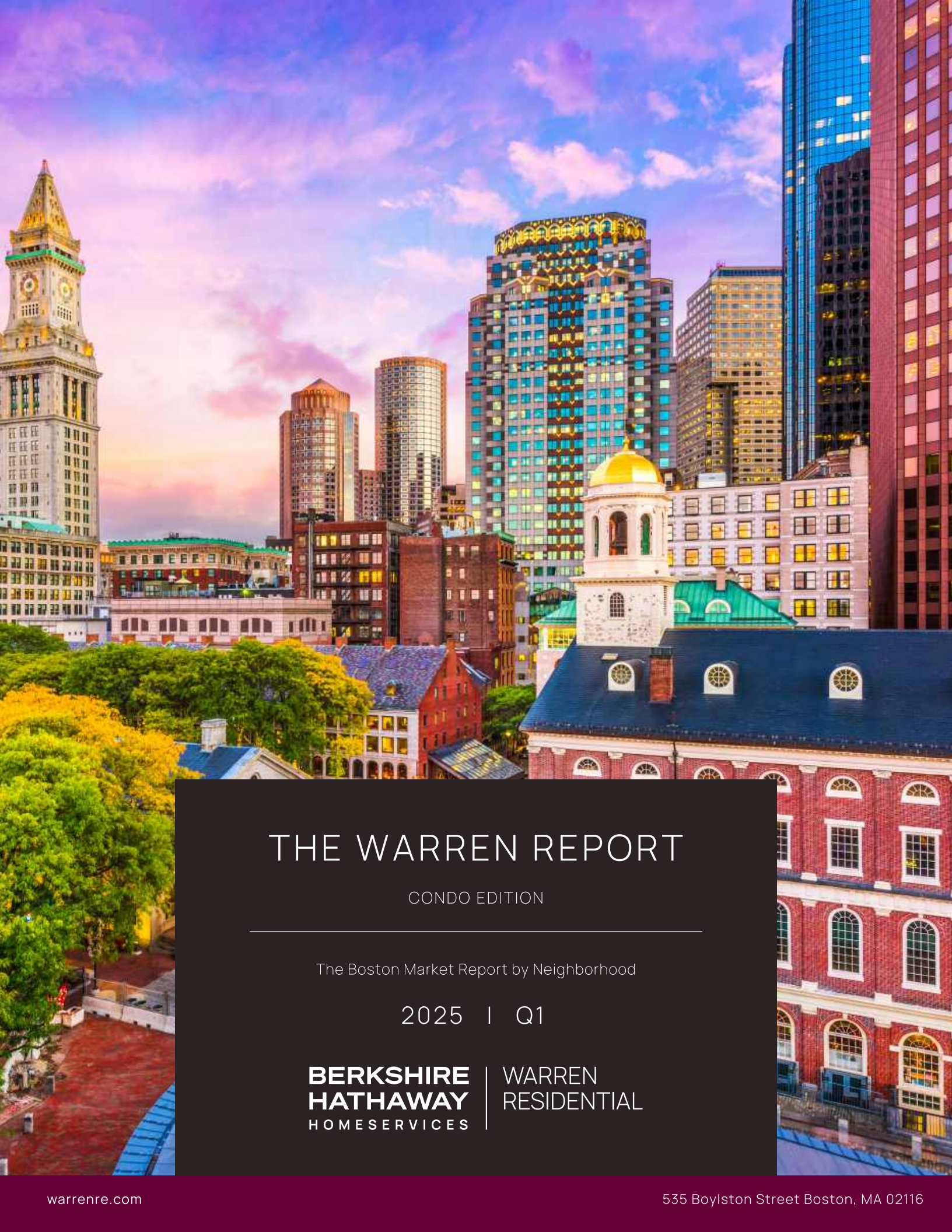




THE WARREN REPORT

CONDO EDITION

The Boston Market Report by Neighborhood

2025 | Q1

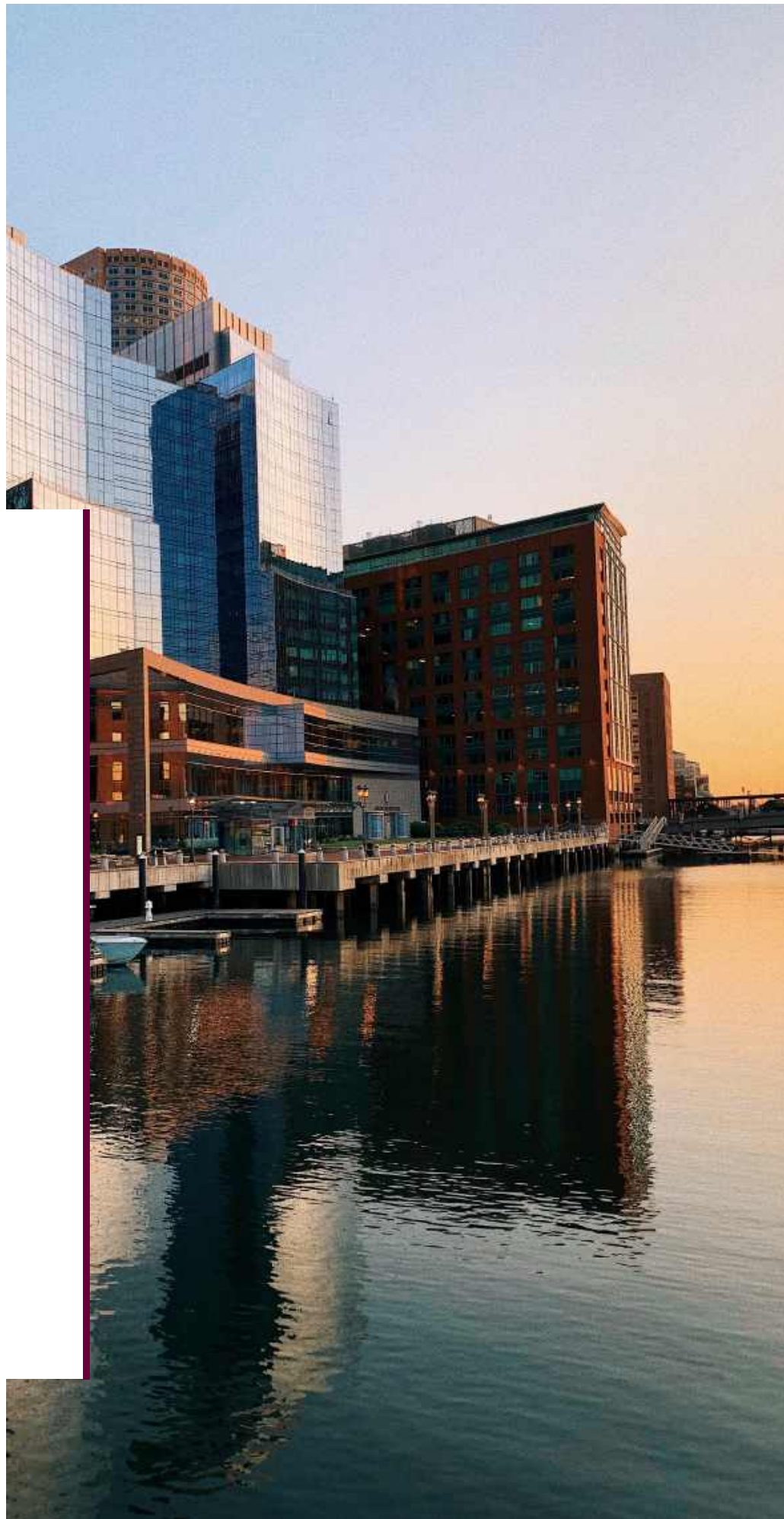
**BERKSHIRE
HATHAWAY**
HOMESERVICES

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

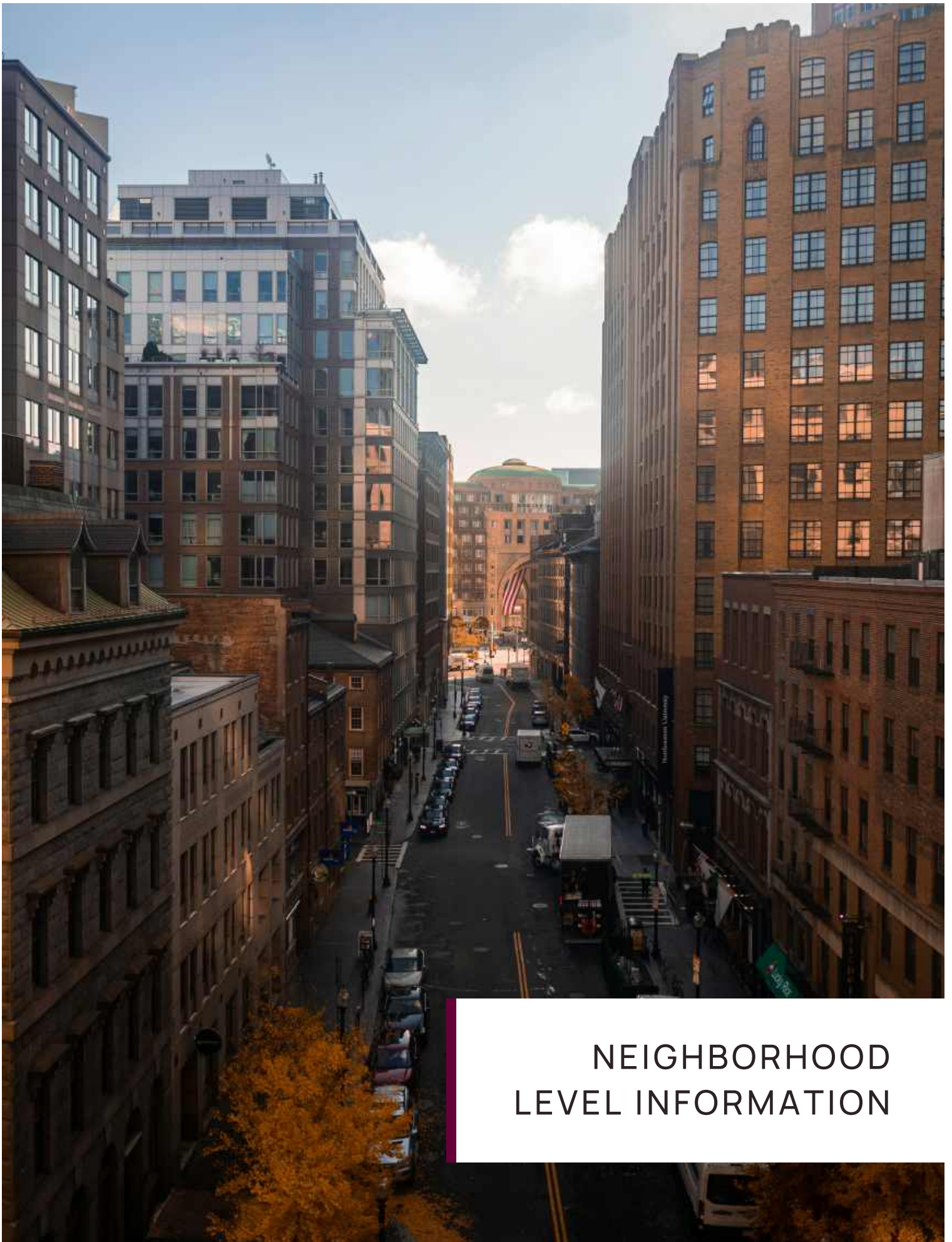
WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$763	\$823	\$856	\$867	vs.	\$924	+ 6.6%
AVERAGE SALES PRICE	\$870,407	\$1,007,224	\$1,044,000	\$1,107,828	vs.	\$1,227,661	+ 10.8%
AVERAGE SALES PRICE VS. LIST PRICE	97.24%	98.81%	97.36%	98.1%	vs.	98.57%	+ .4%
AVERAGE DOM (DAYS ON MARKET)	72	66	62	65	vs.	50	- 23%
TOTAL TRANSACTIONS	1,064	938	722	574	vs.	633	+ 10.2%
TOTAL DOLLAR VOLUME SOLD	\$926,113,942	\$944,776,647	\$753,768,238	\$635,893,278	vs.	\$777,109,888	+ 22.2%
AVERAGE ABSORPTION RATE	37.79%	63.08%	45.99%	37.98%	vs.	30.10%	- 20.7%
AVERAGE MONTHS INVENTORY SUPPLY	2.65	1.59	2.17	2.63	vs.	3.32	+ 26.2%
TOTAL # OF UNITS LISTED	1,945	1,972	1,384	1,410	vs.	1,626	+ 15.3%

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NEIGHBORHOOD LEVEL INFORMATION

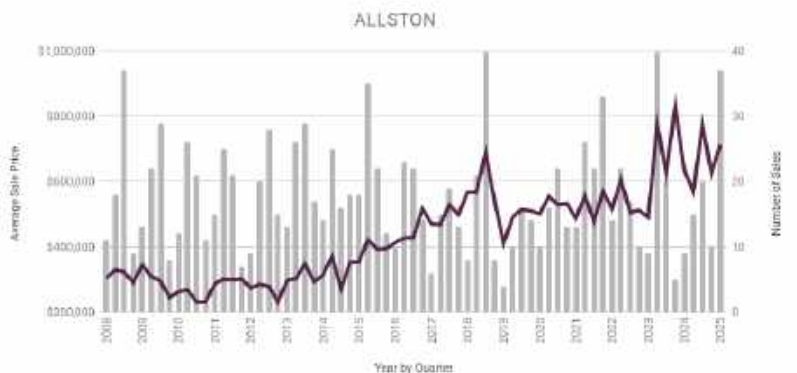
ALLSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$575	\$756	\$688	\$775	vs.	\$694	- 10.5%
AVERAGE SALES PRICE	\$486,500	\$516,178	\$490,388	\$635,444	vs.	\$712,857	+ 12.1%
AVERAGE SALES PRICE VS. LIST PRICE	97.83%	100.41%	98.1%	98.23%	vs.	102.3%	+ 4.1%
AVERAGE DOM (DAYS ON MARKET)	54	54	65	73	vs.	37	- 49.3%
TOTAL TRANSACTIONS	13	14	9	9	vs.	7	- 22.2%
TOTAL DOLLAR VOLUME SOLD	\$6,324,500	\$7,226,500	\$4,413,500	\$5,719,000	vs.	\$4,990,000	- 12.7%
AVERAGE ABSORPTION RATE	42.31%	74.24%	65.63%	156.25%	vs.	28.89%	- 81.5%
AVERAGE MONTHS INVENTORY SUPPLY	2.36	1.35	1.52	.64	vs.	3.46	+ 440.6%
TOTAL # OF UNITS LISTED	28	30	21	13	vs.	27	+ 107.6%

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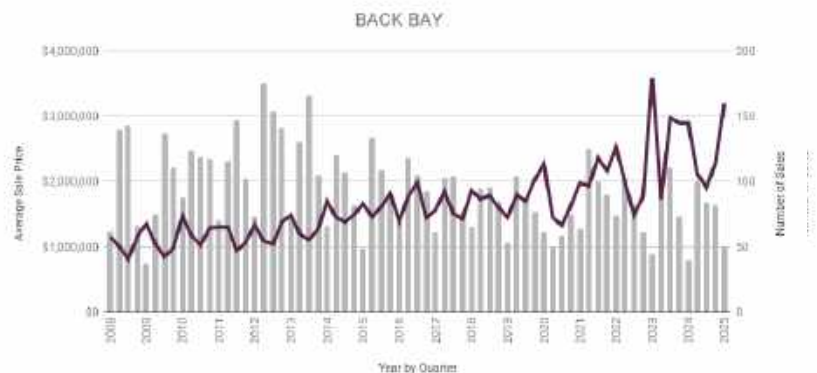
BACK BAY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$1,241	\$1,431	\$1,573	\$1,577	vs.	\$1,687	+ 6.9%
AVERAGE SALES PRICE	\$2,975,052	\$2,521,271	\$3,590,409	\$2,896,937	vs.	\$3,200,400	+ 10.4%
AVERAGE SALES PRICE VS. LIST PRICE	93.87%	97.47%	93.22%	96.78%	vs.	95.38%	- 1.4%
AVERAGE DOM (DAYS ON MARKET)	108	91	81	86	vs.	87	+ 1.1%
TOTAL TRANSACTIONS	64	74	44	40	vs.	50	+ 25%
TOTAL DOLLAR VOLUME SOLD	\$126,403,377	\$186,574,100	\$157,978,000	\$115,877,499	vs.	\$160,020,000	+ 38%
AVERAGE ABSORPTION RATE	17.51%	41.98%	20.52%	21.72%	vs.	20.17%	- 7.1%
AVERAGE MONTHS INVENTORY SUPPLY	5.71	2.38	4.87	4.6	vs.	4.96	+ 7.8%
TOTAL # OF UNITS LISTED	136	125	130	138	vs.	148	+ 7.2%

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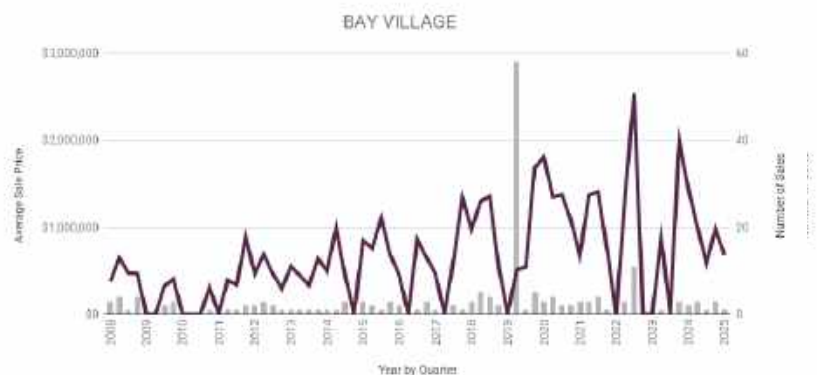
BAY VILLAGE MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$974	\$0	\$0	\$1,272	vs.	\$978	- 23.1%
AVERAGE SALES PRICE	\$668,333	\$0	\$0	\$1,447,500	vs.	\$680,000	- 53%
AVERAGE SALES PRICE VS. LIST PRICE	99.07%	0%	0%	95.11%	vs.	100.74%	+ 5.9%
AVERAGE DOM (DAYS ON MARKET)	105	0	0	101	vs.	20	- 80.2%
TOTAL TRANSACTIONS	3	0	0	2	vs.	1	- 50%
TOTAL DOLLAR VOLUME SOLD	\$2,004,999	\$0	\$0	\$2,895,000	vs.	\$680,000	- 76.5%
AVERAGE ABSORPTION RATE	91.67%	0%	0%	0%	vs.	66.67%	N/A
AVERAGE MONTHS INVENTORY SUPPLY	1.09	0	0	0	vs.	1.5	N/A
TOTAL # OF UNITS LISTED	0	4	0	1	vs.	3	+ 200%

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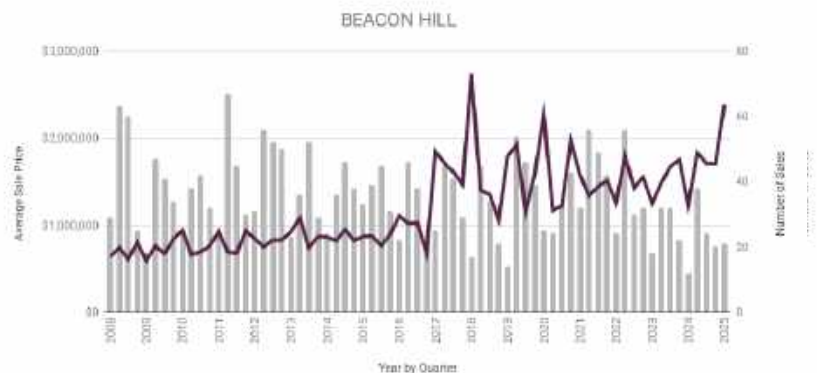
BEACON HILL MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$1,220	\$1,138	\$1,186	\$1,220	vs.	\$1,470	+ 20.5%
AVERAGE SALES PRICE	91.67%	\$1,256,677	\$1,254,408	\$1,236,875	vs.	\$2,385,523	+ 92.8%
AVERAGE SALES PRICE VS. LIST PRICE	93.23%	97.07%	97.15%	97.19%	vs.	96.95%	- .2%
AVERAGE DOM (DAYS ON MARKET)	118	76	103	62	vs.	124	+ 100%
TOTAL TRANSACTIONS	32	24	18	12	vs.	21	+ 75%
TOTAL DOLLAR VOLUME SOLD	\$50,692,449	\$30,160,265	\$22,579,345	\$14,842,500	vs.	\$50,096,000	+ 237.5%
AVERAGE ABSORPTION RATE	22.83%	44.44%	30.7%	30.95%	vs.	23.46%	- 24.2%
AVERAGE MONTHS INVENTORY SUPPLY	4.38	2.25	3.26	3.23	vs.	4.26	+ 31.8%
TOTAL # OF UNITS LISTED	73	68	51	46	vs.	43	- 6.5%

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BRIGHTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$572	\$605	\$955	\$780	vs.	\$831	+ 6.5%
AVERAGE SALES PRICE	\$467,280	\$547,457	\$803,682	\$572,578	vs.	\$775,518	+ 35.4%
AVERAGE SALES PRICE VS. LIST PRICE	98.26%	99.55%	101.74%	99.93%	vs.	100.21%	+ .2%
AVERAGE DOM (DAYS ON MARKET)	61	64	37	42	vs.	49	+ 16.6%
TOTAL TRANSACTIONS	42	32	113	19	vs.	44	+ 131.5%
TOTAL DOLLAR VOLUME SOLD	\$19,625,781	\$17,518,634	\$90,816,151	\$10,879,000	vs.	\$34,122,800	+ 213.6%
AVERAGE ABSORPTION RATE	45.28%	52.58%	89%	58.33%	vs.	50.46%	- 13.4%
AVERAGE MONTHS INVENTORY SUPPLY	2.21	1.90	1.12	1.71	vs.	1.98	+ 15.7%
TOTAL # OF UNITS LISTED	74	122	68	64	vs.	85	+ 32.8%

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CHARLESTOWN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$738	\$761	\$799	\$861	vs.	\$822	- 4.5%
AVERAGE SALES PRICE	\$830,437	\$897,297	\$941,159	\$845,468	vs.	\$1,014,553	+ 20%
AVERAGE SALES PRICE VS. LIST PRICE	97.83%	99.7%	99.17%	100%	vs.	99.25%	- .7%
AVERAGE DOM (DAYS ON MARKET)	70	54	64	47	vs.	48	+ 2.1%
TOTAL TRANSACTIONS	53	27	22	16	vs.	26	+ 62.5%
TOTAL DOLLAR VOLUME SOLD	\$44,013,200	\$24,227,027	\$20,705,500	\$13,527,500	vs.	\$26,378,400	+ 95%
AVERAGE ABSORPTION RATE	140%	112.96%	138.19%	100%	vs.	155.56%	+ 55.5%
AVERAGE MONTHS INVENTORY SUPPLY	.71	.89	.72	1.0	vs.	.64	- 36%
TOTAL # OF UNITS LISTED	71	62	39	41	vs.	40	- 2.4%

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DORCHESTER MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$459	\$467	\$522	\$495	vs.	\$531	+ 7.2%
AVERAGE SALES PRICE	\$582,052	\$562,670	\$594,933	\$658,459	vs.	\$645,464	- 1.9%
AVERAGE SALES PRICE VS. LIST PRICE	97.87%	99.04%	99.46%	99.41%	vs.	98.61%	- .8%
AVERAGE DOM (DAYS ON MARKET)	62	64	72	55	vs.	80	+ 45.4%
TOTAL TRANSACTIONS	36	56	27	34	vs.	28	- 17.6%
TOTAL DOLLAR VOLUME SOLD	\$20,953,899	\$31,509,569	\$16,063,198	\$22,387,631	vs.	\$18,073,004	- 19.2%
AVERAGE ABSORPTION RATE	53.79%	125.9%	57.14%	119.7%	vs.	45.43%	- 62%
AVERAGE MONTHS INVENTORY SUPPLY	1.86	.79	1.75	.84	vs.	2.20	+ 161.9%
TOTAL # OF UNITS LISTED	91	74	70	48	vs.	69	+ 43.7%

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DOWNTOWN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$934	\$1,304	\$1,285	\$1,413	vs.	\$1,399	- 1%
AVERAGE SALES PRICE	\$1,161,819	\$1,926,600	\$2,006,153	\$2,329,150	vs.	\$2,195,535	- 5.7%
AVERAGE SALES PRICE VS. LIST PRICE	93.69%	95.96%	96.65%	95.26%	vs.	96.76%	+ 1.5%
AVERAGE DOM (DAYS ON MARKET)	106	120	109	118	vs.	96	- 18.6%
TOTAL TRANSACTIONS	22	20	13	18	vs.	24	+ 33.3%
TOTAL DOLLAR VOLUME SOLD	\$25,560,031	\$38,532,000	\$26,080,000	\$41,924,700	vs.	\$52,962,850	+ 25.6%
AVERAGE ABSORPTION RATE	9.88%	18.17%	10.26%	14.66%	vs.	11.63%	- 20.6%
AVERAGE MONTHS INVENTORY SUPPLY	10.12	5.5	9.74	6.82	vs.	8.60	+ 26.1%
TOTAL # OF UNITS LISTED	63	67	90	97	vs.	97	N/C

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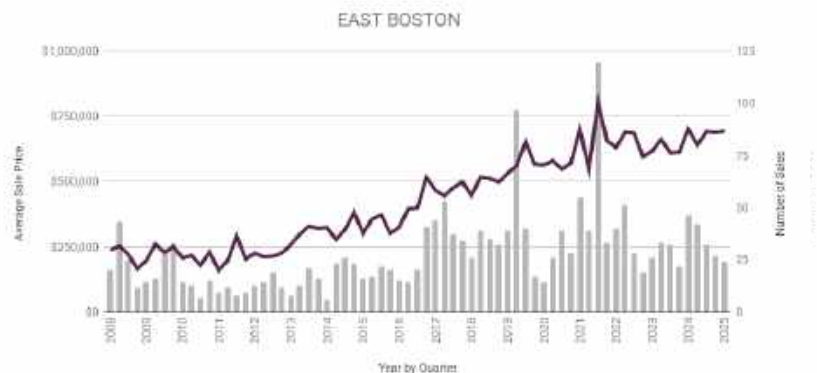
EAST BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$698	\$635	\$660	\$725	vs.	\$688	- 5.1%
AVERAGE SALES PRICE	\$699,710	\$631,007	\$617,384	\$700,350	vs.	\$692,933	- 1%
AVERAGE SALES PRICE VS. LIST PRICE	98.18%	99.53%	99.11%	100.10%	vs.	100.49%	+ .3%
AVERAGE DOM (DAYS ON MARKET)	60	57	70	89	vs.	70	- 21.3%
TOTAL TRANSACTIONS	55	40	26	46	vs.	24	- 47.8%
TOTAL DOLLAR VOLUME SOLD	\$38,484,100	\$25,240,299	\$16,052,000	\$32,216,121	vs.	\$16,630,400	- 48.3%
AVERAGE ABSORPTION RATE	25.17%	85.24%	44.44%	30.86%	vs.	33.87%	+ 9.7%
AVERAGE MONTHS INVENTORY SUPPLY	3.97	1.17	2.25	3.24	vs.	2.95	- 8.9%
TOTAL # OF UNITS LISTED	86	83	36	70	vs.	60	- 14.2%

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FENWAY / KENMORE

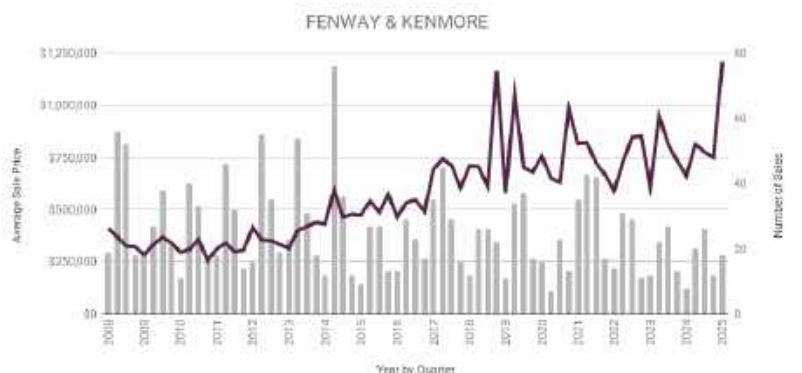
MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$1,022	\$911	\$926	\$967	vs.	\$1,184	+ 22.4%
AVERAGE SALES PRICE	\$817,714	\$591,100	\$617,533	\$663,236	vs.	\$1,207,166	+ 82%
AVERAGE SALES PRICE VS. LIST PRICE	98.85%	99.18%	99.69%	104.43%	vs.	98.32%	- 5.8%
AVERAGE DOM (DAYS ON MARKET)	70	58	33	56	vs.	66	+ 17.8%
TOTAL TRANSACTIONS	35	14	17	8	vs.	18	+ 125%
TOTAL DOLLAR VOLUME SOLD	\$28,620,000	\$8,275,400	\$7,410,400	\$5,305,890	vs.	\$21,723,000	+ 309.4%
AVERAGE ABSORPTION RATE	30.3%	76.92%	65.15%	58.33%	vs.	33.77%	- 42.1%
AVERAGE MONTHS INVENTORY SUPPLY	3.30	1.30	1.53	1.71	vs.	2.96	+ 73.1%
TOTAL # OF UNITS LISTED	50	37	26	25	vs.	41	+ 64%

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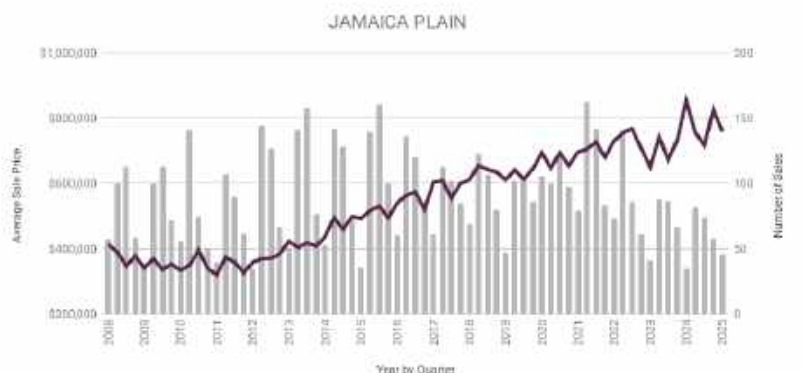
JAMAICA PLAIN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$571	\$578	\$577	\$640	vs.	\$667	+ 4.1%
AVERAGE SALES PRICE	\$696,564	\$731,014	\$651,647	\$852,768	vs.	\$759,848	- 10.9%
AVERAGE SALES PRICE VS. LIST PRICE	100.77%	102.14%	98.42%	99.86%	vs.	99.18%	- .6%
AVERAGE DOM (DAYS ON MARKET)	52	45	52	35	vs.	52	+ 48.5%
TOTAL TRANSACTIONS	79	73	41	35	vs.	46	+ 31.4%
TOTAL DOLLAR VOLUME SOLD	\$55,028,600	\$53,364,071	\$26,717,559	\$29,846,900	vs.	\$34,953,044	+ 17.1%
AVERAGE ABSORPTION RATE	88.6%	195%	71.79%	106.82%	vs.	63.97%	- 40.1%
AVERAGE MONTHS INVENTORY SUPPLY	1.13	.51	1.39	.94	vs.	1.56	+ 65.9%
TOTAL # OF UNITS LISTED	136	120	86	58	vs.	80	+ 37.9%

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MATTAPAN MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$288	\$331	\$305	\$341	vs.	\$524	+ 53.8%
AVERAGE SALES PRICE	\$295,000	\$439,000	\$368,000	\$420,000	vs.	\$537,700	+ 28%
AVERAGE SALES PRICE VS. LIST PRICE	103.41%	100.75%	105.44%	113.82%	vs.	100%	- 12.1%
AVERAGE DOM (DAYS ON MARKET)	51	55	11	15	vs.	59	+ 293.3%
TOTAL TRANSACTIONS	3	4	1	2	vs.	2	N/C
TOTAL DOLLAR VOLUME SOLD	\$885,000	\$1,756,000	\$368,000	\$840,000	vs.	\$1,075,400	+ 28%
AVERAGE ABSORPTION RATE	41.67%	0%	0%	41.67%	vs.	41.67%	N/C
AVERAGE MONTHS INVENTORY SUPPLY	2.4	0	0	2.40	vs.	2.40	N/C
TOTAL # OF UNITS LISTED	5	5	2	1	vs.	9	+ 800%

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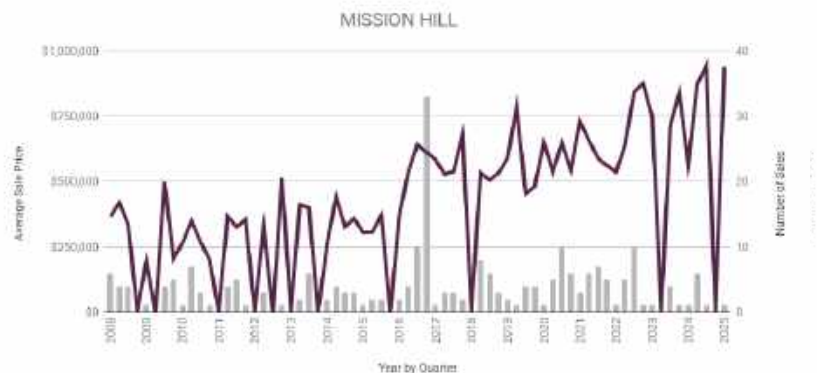
MISSION HILL MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$595	\$424	\$498	\$514	vs.	\$882	+ 71.5%
AVERAGE SALES PRICE	\$730,333	\$537,000	\$750,000	\$570,000	vs.	\$940,000	+ 64.9%
AVERAGE SALES PRICE VS. LIST PRICE	98.08%	102.29%	96.06%	92.08%	vs.	100%	+ 8.6%
AVERAGE DOM (DAYS ON MARKET)	73	9	56	14	vs.	1	-92.8%
TOTAL TRANSACTIONS	3	1	1	1	vs.	1	N/C
TOTAL DOLLAR VOLUME SOLD	\$2,191,000	\$537,000	\$750,000	\$570,000	vs.	\$940,000	+ 64.9%
AVERAGE ABSORPTION RATE	100%	52.78%	47.2%	12.50%	vs.	66.67%	+ 433.3%
AVERAGE MONTHS INVENTORY SUPPLY	1	1.89	2.12	8.0	vs.	1.50	- 81.2%
TOTAL # OF UNITS LISTED	6	9	2	9	vs.	6	- 33.3%

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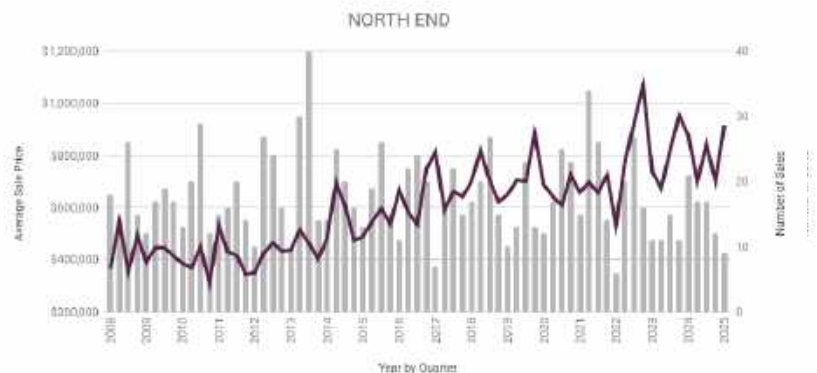
NORTH END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$813	\$778	\$880	\$984	vs.	\$1,001	+ 1.7%
AVERAGE SALES PRICE	\$658,226	\$533,226	\$738,804	\$877,690	vs.	\$916,500	+ 4.4%
AVERAGE SALES PRICE VS. LIST PRICE	95.46%	97.81%	98.49%	99.02%	vs.	97.83%	- 1.2%
AVERAGE DOM (DAYS ON MARKET)	95	93	42	56	vs.	77	+ 37.5%
TOTAL TRANSACTIONS	15	6	11	21	vs.	9	- 57.1%
TOTAL DOLLAR VOLUME SOLD	\$9,873,400	\$3,202,000	\$8,126,845	\$18,431,500	vs.	\$8,248,500	- 55.2%
AVERAGE ABSORPTION RATE	47.62%	55.56%	78.13%	37.82%	vs.	26.39%	- 30.2%
AVERAGE MONTHS INVENTORY SUPPLY	2.10	1.80	1.28	2.64	vs.	3.79	+ 43.5%
TOTAL # OF UNITS LISTED	32	27	19	28	vs.	29	+ 3.57%

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ROSLINDALE MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$489	\$435	\$524	\$520	vs.	\$494	- .4.9%
AVERAGE SALES PRICE	\$567,008	\$505,175	\$604,911	\$685,076	vs.	\$672,376	- 1.8%
AVERAGE SALES PRICE VS. LIST PRICE	100.08%	101.29%	99.2%	101.79%	vs.	100.43%	- 1.3%
AVERAGE DOM (DAYS ON MARKET)	51	43	45	47	vs.	51	+ 8.5%
TOTAL TRANSACTIONS	45	32	25	13	vs.	13	N/C
TOTAL DOLLAR VOLUME SOLD	\$25,515,400	\$16,165,600	\$15,122,775	\$8,906,000	vs.	\$8,740,900	- 1.8%
AVERAGE ABSORPTION RATE	141.67%	204.17%	164.58%	330.56%	vs.	55.77%	- 83.1%
AVERAGE MONTHS INVENTORY SUPPLY	.71	.49	.61	.30	vs.	1.79	+ 496.6%
TOTAL # OF UNITS LISTED	63	53	42	20	vs.	29	+ 45%

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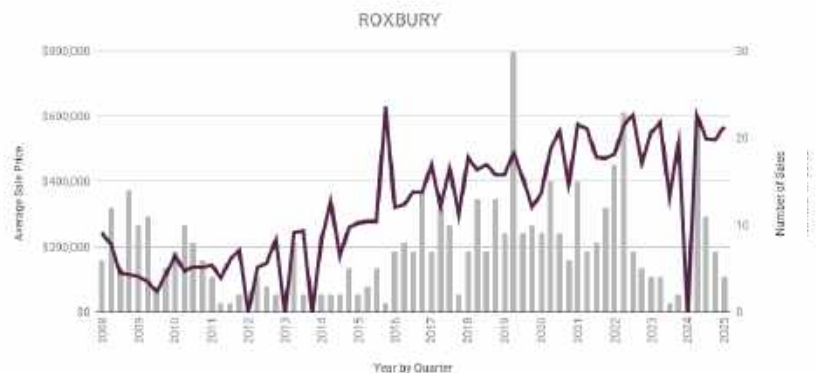
ROXBURY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$444	\$553	\$419	\$0	vs.	\$492	N/A
AVERAGE SALES PRICE	\$575,533	\$482,973	\$549,750	\$0	vs.	\$568,225	N/A
AVERAGE SALES PRICE VS. LIST PRICE	99.63%	98.21%	94.87%	0%	vs.	97.35%	N/A
AVERAGE DOM (DAYS ON MARKET)	69	77	99	0	vs.	88	N/A
TOTAL TRANSACTIONS	15	17	4	0	vs.	4	N/A
TOTAL DOLLAR VOLUME SOLD	\$8,632,999	\$8,210,555	\$2,199,000	\$0	vs.	\$2,272,900	N/A
AVERAGE ABSORPTION RATE	78.33%	32.64%	325%	3.07%	vs.	30.56%	+ 895.4%
AVERAGE MONTHS INVENTORY SUPPLY	1.28	3.06	.31	32.57	vs.	3.27	- 89.9%
TOTAL # OF UNITS LISTED	13	22	4	29	vs.	13	- 55.1%

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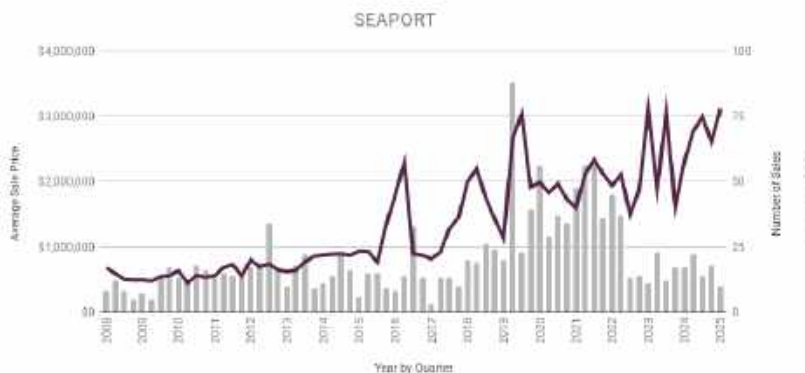
SEAPORT MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$1,546	\$1,499	\$1,910	\$1,630	vs.	\$1,983	+ 21.6%
AVERAGE SALES PRICE	\$1,594,014	\$1,939,104	\$3,078,909	\$2,299,764	vs.	\$3,113,800	+ 35.4%
AVERAGE SALES PRICE VS. LIST PRICE	99.07%	99.39%	95.66%	95.99%	vs.	97.05%	+ 1.1%
AVERAGE DOM (DAYS ON MARKET)	42	73	48	107	vs.	119	+ 11.2%
TOTAL TRANSACTIONS	48	45	11	17	vs.	10	- 41.1%
TOTAL DOLLAR VOLUME SOLD	\$76,512,685	\$87,259,700	\$33,868,000	\$39,096,000	vs.	\$31,138,000	- 20.3%
AVERAGE ABSORPTION RATE	46.69%	34.57%	12.35%	13.04%	vs.	9.52%	- 26.9%
AVERAGE MONTHS INVENTORY SUPPLY	4.37	2.89	8.1	7.67	vs.	10.5	+ 36.9%
TOTAL # OF UNITS LISTED	81	74	68	50	vs.	49	- 2%

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SOUTH BOSTON MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$713	\$749	\$750	\$797	vs.	\$799	+ .1%
AVERAGE SALES PRICE	\$779,557	\$817,116	\$880,106	\$930,245	vs.	\$1,014,676	+ 9.08%
AVERAGE SALES PRICE VS. LIST PRICE	97.93%	98.52%	97.34%	97.53%	vs.	98.55%	+ 1%
AVERAGE DOM (DAYS ON MARKET)	73	66	62	63	vs.	57	- 9.5%
TOTAL TRANSACTIONS	126	83	64	51	vs.	53	+ 3.9%
TOTAL DOLLAR VOLUME SOLD	\$98,224,289	\$67,820,700	\$56,326,818	\$47,442,500	vs.	\$56,326,818	+ 18.7%
AVERAGE ABSORPTION RATE	54.06%	82.58%	56.22%	39.39%	vs.	28.5%	- 27.6%
AVERAGE MONTHS INVENTORY SUPPLY	1.89	1.21	1.78	2.54	vs.	3.51	+ 38.1%
TOTAL # OF UNITS LISTED	236	165	128	149	vs.	191	+ 28.1%

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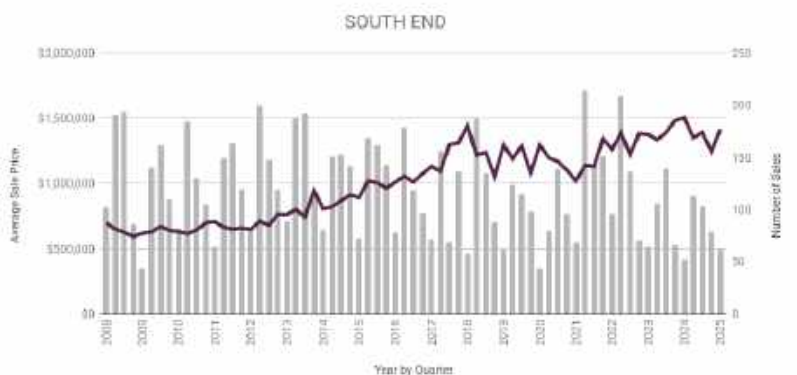
SOUTH END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$1,002	\$1,093	\$1,158	\$1,105	vs.	\$1,130	+ 2.2%
AVERAGE SALES PRICE	\$1,019,822	\$1,262,870	\$1,376,144	\$1,505,139	vs.	\$1,414,828	- 6%
AVERAGE SALES PRICE VS. LIST PRICE	98%	100.3%	97.91%	98.89%	vs.	99.01%	+ 1%
AVERAGE DOM (DAYS ON MARKET)	84	67	65	64	vs.	77	+ 20.3%
TOTAL TRANSACTIONS	69	96	64	52	vs.	62	+ 19.2%
TOTAL DOLLAR VOLUME SOLD	\$70,367,724	\$121,235,600	\$88,073,259	\$78,267,246	vs.	\$88,073,259	+ 12.5%
AVERAGE ABSORPTION RATE	24.62%	47.74%	48.33%	36.9%	vs.	31.34%	- 15%
AVERAGE MONTHS INVENTORY SUPPLY	4.06	2.09	2.07	2.71	vs.	3.19	+ 17.1%
TOTAL # OF UNITS LISTED	205	295	146	157	vs.	154	- 1.9%

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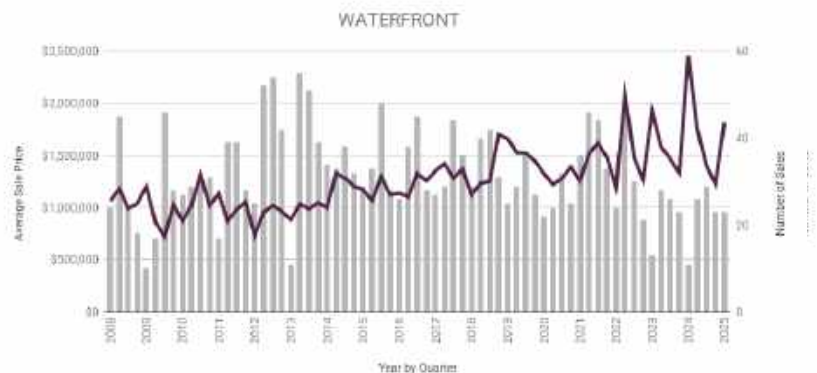
WATERFRONT MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$1,951	\$1,015	\$1,327	\$1,262	vs.	\$1,244	- 1.4%
AVERAGE SALES PRICE	\$1,257,856	\$1,194,191	\$1,917,538	\$2,454,309	vs.	\$1,816,260	- 26%
AVERAGE SALES PRICE VS. LIST PRICE	95.88%	97.53%	97.9%	97.6%	vs.	97.11%	- .5%
AVERAGE DOM (DAYS ON MARKET)	115	78	73	108	vs.	81	- 25%
TOTAL TRANSACTIONS	36	24	13	11	vs.	23	+ 109%
TOTAL DOLLAR VOLUME SOLD	\$45,282,837	\$26,660,600	\$24,928,000	\$26,997,400	vs.	\$24,928,000	- 7.6%
AVERAGE ABSORPTION RATE	19.07%	33.3%	26.16%	16.32%	vs.	19.51%	+ 19.5%
AVERAGE MONTHS INVENTORY SUPPLY	5.24	3.00	3.82	6.13	vs.	5.13	- 16.3%
TOTAL # OF UNITS LISTED	71	51	52	44	vs.	54	+ 22.7%

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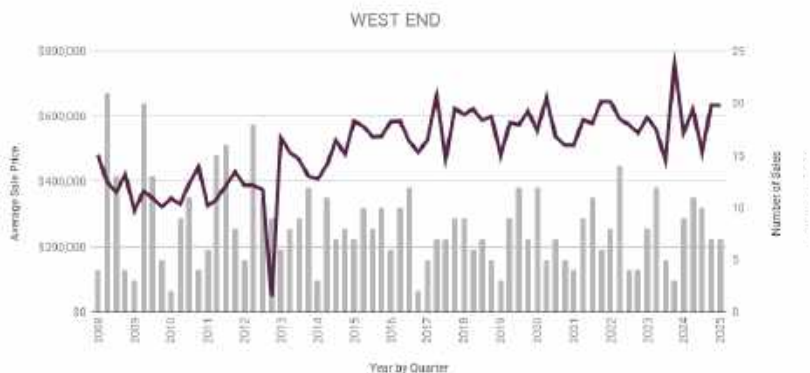
WEST END MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$602	\$608	\$634	\$616	vs.	\$689	+ 11.7%
AVERAGE SALES PRICE	\$511,250	\$646,000	\$595,612	\$550,388	vs.	\$633,391	+ 15%
AVERAGE SALES PRICE VS. LIST PRICE	95.6%	98.7%	95.8%	98.27%	vs.	98.02%	- .2%
AVERAGE DOM (DAYS ON MARKET)	79	54	100	78	vs.	91	+ 16.6%
TOTAL TRANSACTIONS	4	8	8	9	vs.	7	- 22.2%
TOTAL DOLLAR VOLUME SOLD	\$6,666,966	\$5,168,000	\$4,764,900	\$4,953,500	vs.	\$4,433,737	- 10.4%
AVERAGE ABSORPTION RATE	17.5%	17.71%	13.8%	3.71%	vs.	25.69%	- 28%
AVERAGE MONTHS INVENTORY SUPPLY	5.71	5.65	7.2	2.80	vs.	3.89	+ 38.9%
TOTAL # OF UNITS LISTED	13	22	13	13	vs.	14	+ 7.6%

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WEST ROXBURY MARKET DATA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WARREN
RESIDENTIAL

	Q1:21	Q1:22	Q1:23	Year-Over-Year			Change
				Q1:24	vs.	Q1:25	
AVERAGE PRICE PER FOOT	\$416	\$401	\$476	\$566	vs.	\$564	- .4%
AVERAGE SALES PRICE	\$480,462	\$490,266	\$629,200	\$561,607	vs.	\$660,538	+ 17.6%
AVERAGE SALES PRICE VS. LIST PRICE	99.39%	98.7%	99.47%	98.86%	vs.	101.04%	+ 2.2%
AVERAGE DOM (DAYS ON MARKET)	61	50	34	38	vs.	31	- 18.4%
TOTAL TRANSACTIONS	20	15	12	13	vs.	13	N/C
TOTAL DOLLAR VOLUME SOLD	\$9,609,250	\$7,354,000	\$7,550,400	\$7,300,900	vs.	\$7,550,400	+ 3.4%
AVERAGE ABSORPTION RATE	112.5%	151.67%	158.3%	177.08%	vs.	55.21%	- 68.8%
AVERAGE MONTHS INVENTORY SUPPLY	.89	.66	.63	.56	vs.	1.81	+ 223.2%
TOTAL # OF UNITS LISTED	26	27	28	15	vs.	28	+ 86.6%

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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?

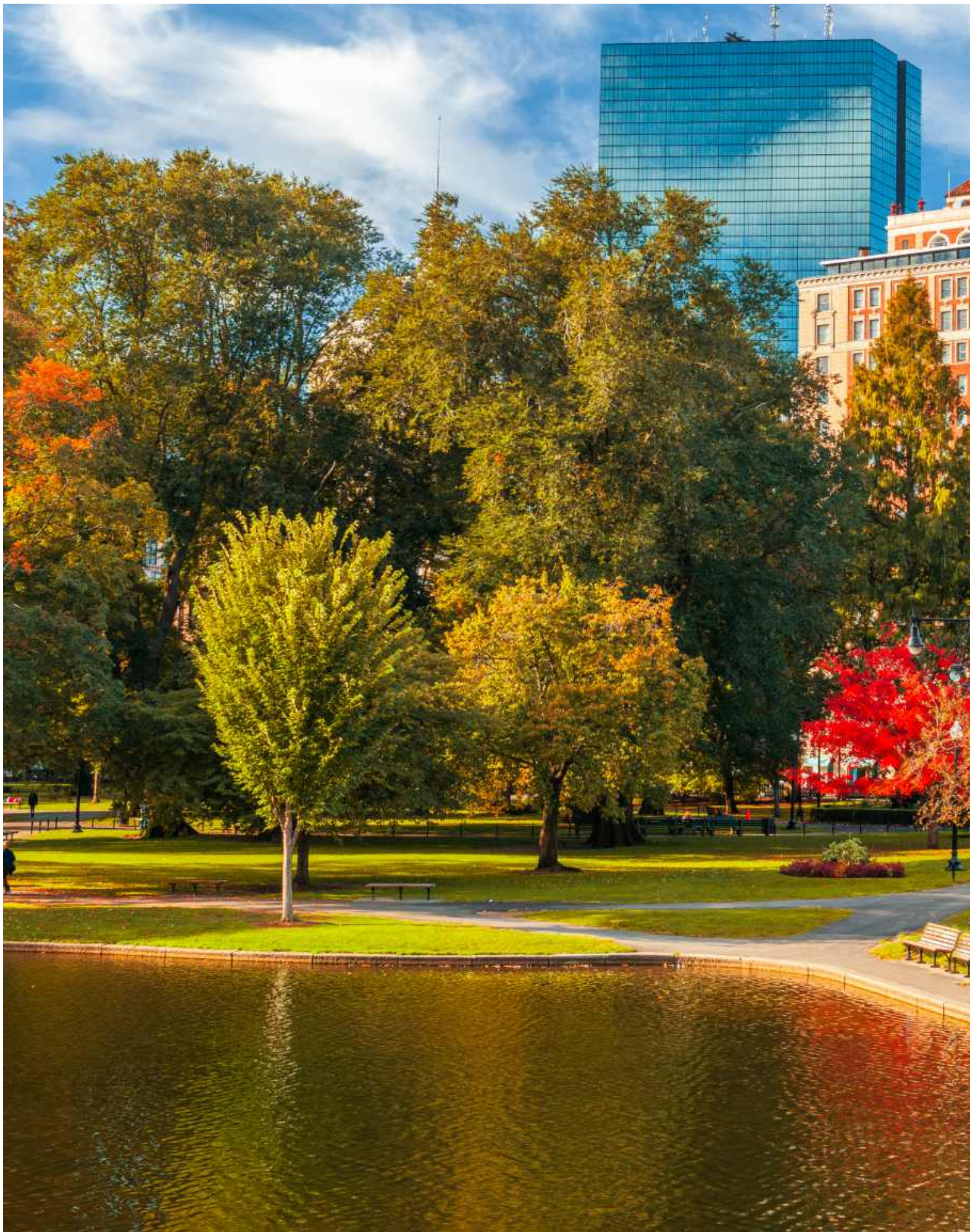
When a new development is completed, we often see large amounts of closings happen in a short period of time. This can dramatically skew the quarterly market statistics for a particular neighborhood. With that said, there are also cases where new construction units were never listed on MLS and therefore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