

**BOSTON MARKET DATA**  
BY NEIGHBORHOOD

2022  
**Q2**



*THE* **WARREN REPORT**

CONDO EDITION

[warrenre.com](http://warrenre.com)

535 Boylston Street  
Boston, MA 02116



**BERKSHIRE  
HATHAWAY**  
Home Services  
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.

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### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +8.93%

Average Sale Price

**SUPPLY** +18.5%

Approx. Months Supply

**SALES** -15.3%

Closed Sales

**ABSORPTION RATE** -15.7%

Approximate

**MARKET TIME** -17 DAYS

Days On Market

**NEGOTIABILITY** +1.08%

Listing Discount

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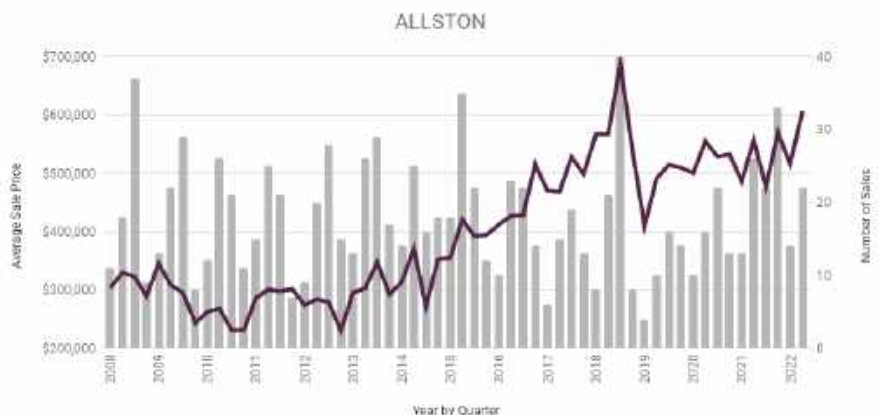


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
<b>AVERAGE PRICE PER FOOT</b>	\$657	\$626	\$633	\$640	\$685
<b>AVERAGE SALES PRICE</b>	\$566,680	\$490,900	\$555,146	\$557,073	\$606,818
<b>AVERAGE SALES PRICE VS. LIST PRICE</b>	104.34%	98.46%	100.98%	99.55%	100.63%
<b>AVERAGE DOM (DAYS ON MARKET)</b>	17	37	50	48	31
<b>TOTAL TRANSACTIONS</b>	21	10	16	26	22
<b>TOTAL DOLLAR VOLUME SOLD</b>	\$11,900,299	\$4,909,000	\$8,882,350	\$14,483,900	\$13,350,000
<b>APPROXIMATE ABSORPTION RATE</b>	129.17%	51.67%	35.9%	39.58%	33.33%
<b>APPROXIMATE MONTHS INVENTORY SUPPLY</b>	.77	1.94	2.79	2.53	3
<b>TOTAL NUMBER OF UNITS LISTED</b>	23	24	28	47	46



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### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +2.90%

Average Sale Price

**SUPPLY** -24.8%

Approx. Months Supply

**SALES** -17.6%

Closed Sales

**ABSORPTION RATE** +33.09%

Approximate

**MARKET TIME** -43 DAYS

Days On Market

**NEGOTIABILITY** +1.89%

Listing Discount

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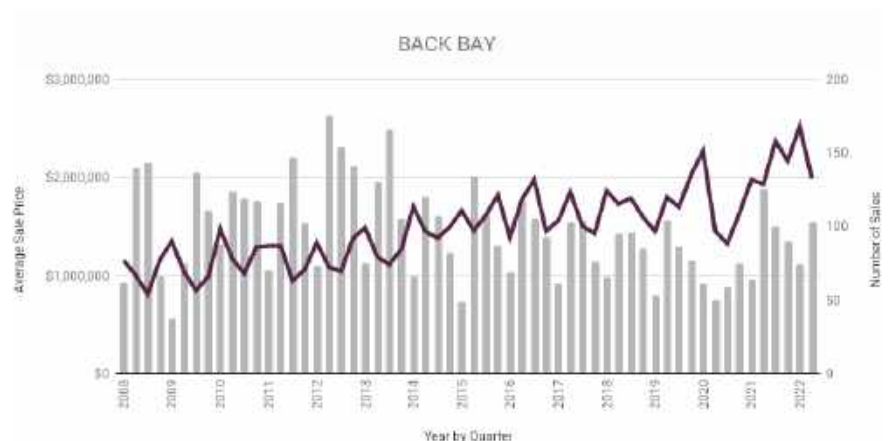


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$1,264	\$1,257	\$1,144	\$1,295	\$1,416
AVERAGE SALES PRICE	\$1,728,162	\$1,796,409	\$1,447,901	\$1,932,780	\$1,988,794
AVERAGE SALES PRICE VS. LIST PRICE	99.41%	98.34%	96.85%	96.54%	98.36%
AVERAGE DOM (DAYS ON MARKET)	53	65	76	90	47
TOTAL TRANSACTIONS	95	104	50	125	103
TOTAL DOLLAR VOLUME SOLD	\$164,175,413	\$186,826,550	\$72,395,095	\$241,597,500	\$204,845,875
APPROXIMATE ABSORPTION RATE	32.66%	22.53%	20.21%	19.4%	25.82%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.06	4.44	4.95	5.15	3.87
TOTAL NUMBER OF UNITS LISTED	156	193	119	192	200



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## THE WARREN REPORT

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### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** -2.44%

Average Sale Price

**SUPPLY** +66.6%

Approx. Months Supply

**SALES** -0%

Closed Sales

**ABSORPTION RATE** -40%

Approximate

**MARKET TIME** -1 DAYS

Days On Market

**NEGOTIABILITY** +.32%

Listing Discount

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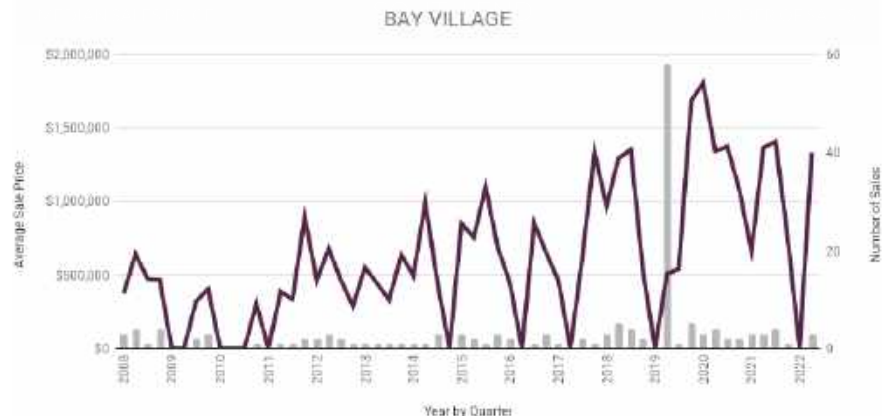


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<b>AVERAGE PRICE PER FOOT</b>	\$1,039	\$416	\$1,168	\$1,177	\$1,044
<b>AVERAGE SALES PRICE</b>	\$1,293,800	\$505,800	\$1,341,500	\$1,365,000	\$1,331,666
<b>AVERAGE SALES PRICE VS. LIST PRICE</b>	92.75%	103.4%	100.52%	100.44%	100.76%
<b>AVERAGE DOM (DAYS ON MARKET)</b>	61	34	132	10	9
<b>TOTAL TRANSACTIONS</b>	5	58	4	3	3
<b>TOTAL DOLLAR VOLUME SOLD</b>	\$6,469,000	\$29,336,400	\$5,366,000	\$4,095,000	\$3,995,000
<b>APPROXIMATE ABSORPTION RATE</b>	20.56%	104.44%	36.11%	41.67%	25%
<b>APPROXIMATE MONTHS INVENTORY SUPPLY</b>	3.27	.96	2.77	2.40	4
<b>TOTAL NUMBER OF UNITS LISTED</b>	7	60	3	17	4



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### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +34.7%

Average Sale Price

**SUPPLY** -11.14%

Approx. Months Supply

**SALES** -0%

Closed Sales

**ABSORPTION RATE** +12.5%

Approximate

**MARKET TIME** -30 DAYS

Days On Market

**NEGOTIABILITY** +4.23%

Listing Discount

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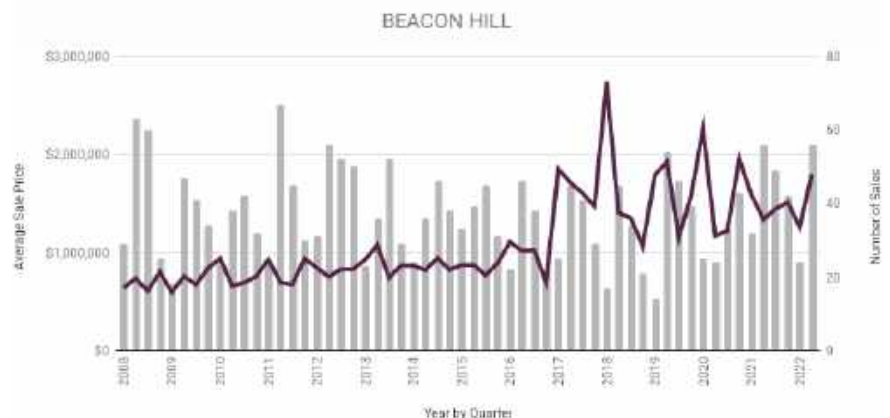


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$1,224	\$1,284	\$1,190	\$1,216	\$1,312
AVERAGE SALES PRICE	\$1,402,390	\$1,926,066	\$1,168,395	\$1,333,864	\$1,796,719
AVERAGE SALES PRICE VS. LIST PRICE	98.95%	98.58%	97.41%	95.62%	99.67%
AVERAGE DOM (DAYS ON MARKET)	64	51	58	59	29
TOTAL TRANSACTIONS	45	54	24	56	56
TOTAL DOLLAR VOLUME SOLD	\$63,107,550	\$104,007,582	\$28,041,499	\$74,696,400	\$100,619,313
APPROXIMATE ABSORPTION RATE	37.63%	25.41%	22.06%	25.91%	29.17%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.66	3.94	4.53	3.86	3.43
TOTAL NUMBER OF UNITS LISTED	66	74	59	77	77



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### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +.31%

Average Sale Price

**SUPPLY** -0%

Approx. Months Supply

**SALES** -44.7%

Closed Sales

**ABSORPTION RATE** +.1%

Approximate

**MARKET TIME** -3 DAYS

Days On Market

**NEGOTIABILITY** +1.82%

Listing Discount

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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$699	\$555	\$633	\$698	\$713
AVERAGE SALES PRICE	\$596,980	\$500,694	\$557,000	\$591,458	\$593,301
AVERAGE SALES PRICE VS. LIST PRICE	102.15%	99.42%	99.21%	100%	101.81%
AVERAGE DOM (DAYS ON MARKET)	21	37	19	51	48
TOTAL TRANSACTIONS	92	62	25	96	53
TOTAL DOLLAR VOLUME SOLD	\$54,922,225	\$31,043,049	\$13,925,000	\$56,780,019	\$31,445,000
APPROXIMATE ABSORPTION RATE	66.93%	51.54%	33.55%	29.67%	29.7%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.49	1.94	2.98	3.37	3.37
TOTAL NUMBER OF UNITS LISTED	107	107	61	147	144



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## THE WARREN REPORT

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### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +8.82%

Average Sale Price

**SUPPLY** +27.43%

Approx. Months Supply

**SALES** -9.57%

Closed Sales

**ABSORPTION RATE** -21.3%

Approximate

**MARKET TIME** -5 DAYS

Days On Market

**NEGOTIABILITY** +.29%

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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$756	\$726	\$773	\$779	\$843
AVERAGE SALES PRICE	\$809,903	\$741,735	\$871,504	\$876,585	\$953,864
AVERAGE SALES PRICE VS. LIST PRICE	103.24%	99.88%	99.29%	101.82%	102.12%
AVERAGE DOM (DAYS ON MARKET)	30	43	27	30	25
TOTAL TRANSACTIONS	86	68	41	94	85
TOTAL DOLLAR VOLUME SOLD	\$69,651,667	\$50,438,045	\$35,731,684	\$82,399,009	\$81,078,500
APPROXIMATE ABSORPTION RATE	101.32%	52.29%	49.19%	88.51%	69.64%
APPROXIMATE MONTHS INVENTORY SUPPLY	.99	1.91	2.03	1.13	1.44
TOTAL NUMBER OF UNITS LISTED	106	127	94	119	108



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### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +12.23%

Average Sale Price

**SUPPLY** -13.02%

Approx. Months Supply

**SALES** +17.3%

Closed Sales

**ABSORPTION RATE** +15.2%

Approximate

**MARKET TIME** -5 DAYS

Days On Market

**NEGOTIABILITY** +.75%

Listing Discount

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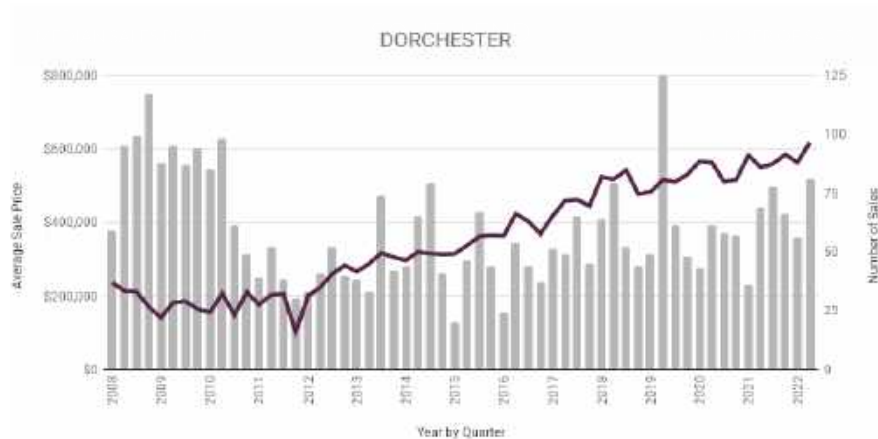


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$425	\$455	\$462	\$469	\$502
AVERAGE SALES PRICE	\$517,930	\$515,878	\$562,775	\$549,396	\$616,608
AVERAGE SALES PRICE VS. LIST PRICE	101.24%	99.39%	99.37%	100.92%	101.68%
AVERAGE DOM (DAYS ON MARKET)	27	45	38	34	29
TOTAL TRANSACTIONS	79	125	61	69	81
TOTAL DOLLAR VOLUME SOLD	\$40,916,499	\$64,484,850	\$34,329,329	\$37,908,350	\$49,945,312
APPROXIMATE ABSORPTION RATE	79.01%	44.22%	86.51%	52.08%	60%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.27	2.26	1.16	1.92	1.67
TOTAL NUMBER OF UNITS LISTED	98	192	76	120	107



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## THE WARREN REPORT

### CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +9.86%

Average Sale Price

**SUPPLY** -8.5%

Approx. Months Supply

**SALES** +14.7%

Closed Sales

**ABSORPTION RATE** +9.3%

Approximate

**MARKET TIME** -50 DAYS

Days On Market

**NEGOTIABILITY** +.01%

Listing Discount

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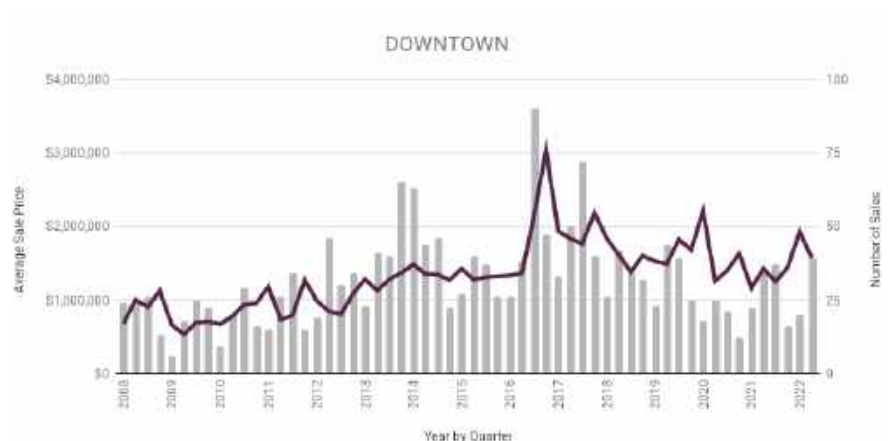


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$1,158	\$1,043	\$954	\$994	\$1,089
AVERAGE SALES PRICE	\$1,614,357	\$1,488,251	\$1,258,443	\$1,426,957	\$1,567,615
AVERAGE SALES PRICE VS. LIST PRICE	96.79%	94.57%	95.78%	96.25%	96.26%
AVERAGE DOM (DAYS ON MARKET)	93	101	69	135	85
TOTAL TRANSACTIONS	42	44	25	34	39
TOTAL DOLLAR VOLUME SOLD	\$67,802,999	\$65,483,073	\$31,461,075	\$48,516,558	\$61,137,000
APPROXIMATE ABSORPTION RATE	19.76%	13.35%	13.31%	12.7%	13.89%
APPROXIMATE MONTHS INVENTORY SUPPLY	5.06	7.49	7.51	7.87	7.2
TOTAL NUMBER OF UNITS LISTED	0	84	55	57	73



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

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## THE WARREN REPORT

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### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** -14.42%

Average Sale Price

**SUPPLY** +40.77%

Approx. Months Supply

**SALES** -57.5%

Closed Sales

**ABSORPTION RATE** +40.7%

Approximate

**MARKET TIME** +6 DAYS

Days On Market

**NEGOTIABILITY** -.19%

Listing Discount

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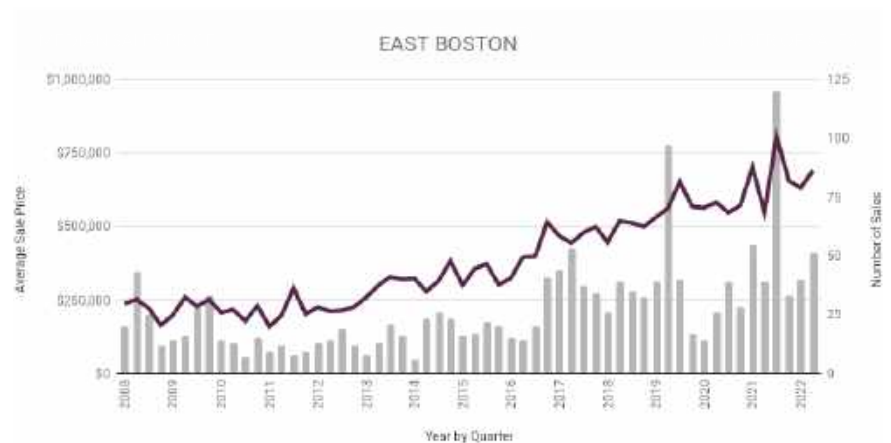


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
<b>AVERAGE PRICE PER FOOT</b>	\$534	\$593	\$649	\$839	\$724
<b>AVERAGE SALES PRICE</b>	\$517,694	\$561,422	\$580,961	\$805,062	\$688,996
<b>AVERAGE SALES PRICE VS. LIST PRICE</b>	101.91%	99.37%	99.14%	100.13%	99.94%
<b>AVERAGE DOM (DAYS ON MARKET)</b>	52	47	67	46	52
<b>TOTAL TRANSACTIONS</b>	39	97	26	120	51
<b>TOTAL DOLLAR VOLUME SOLD</b>	\$20,190,099	\$54,457,999	\$15,104,995	\$96,607,480	\$35,138,798
<b>APPROXIMATE ABSORPTION RATE</b>	41.07%	38.51%	15.87%	40.03%	56.3%
<b>APPROXIMATE MONTHS INVENTORY SUPPLY</b>	2.43	2.6	6.3	2.5	1.77
<b>TOTAL NUMBER OF UNITS LISTED</b>	77	122	70	114	75



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## YEAR-OVER-YEAR

Q2:22 vs. Q2:21

PRICES -11.1%

Average Sale Price

SUPPLY -23.45%

Approx. Months Supply

SALES -27.9%

Closed Sales

ABSORPTION RATE +30.3%

Approximate

MARKET TIME -17 DAYS

Days On Market

NEGOTIABILITY +.98%

Listing Discount

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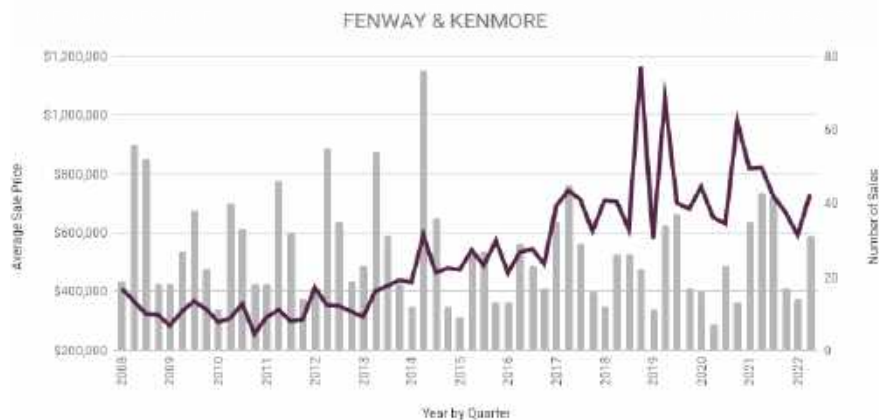


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$1,043	\$1,046	\$957	\$968	\$1,001
AVERAGE SALES PRICE	\$706,296	\$1,053,514	\$652,142	\$821,019	\$729,922
AVERAGE SALES PRICE VS. LIST PRICE	102.52%	93.63%	99.24%	99.64%	100.62%
AVERAGE DOM (DAYS ON MARKET)	22	34	12	46	29
TOTAL TRANSACTIONS	26	34	7	43	31
TOTAL DOLLAR VOLUME SOLD	\$18,363,714	\$35,819,500	\$4,565,000	\$35,303,833	\$22,627,587
APPROXIMATE ABSORPTION RATE	31.82%	30.77%	27.08%	34.52%	45%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.14	3.25	3.69	2.9	2.22
TOTAL NUMBER OF UNITS LISTED	54	57	43	70	43



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### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +7.14%

Average Sale Price

**SUPPLY** -0%

Approx. Months Supply

**SALES** -13.5%

Closed Sales

**ABSORPTION RATE** -.02%

Approximate

**MARKET TIME** -9 DAYS

Days On Market

**NEGOTIABILITY** +2.4%

Listing Discount

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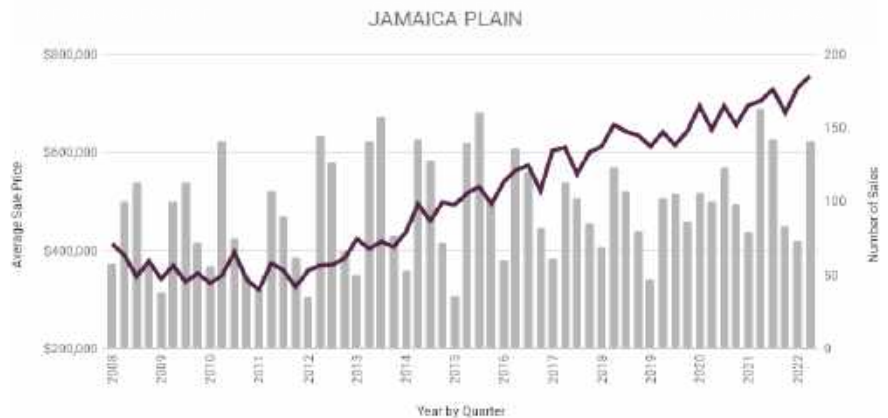


**BERKSHIRE  
HATHAWAY**  
Home Services  
Warren Residential

warrenre.com

535 Boylston Street  
Boston, MA 02116

	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
<b>AVERAGE PRICE PER FOOT</b>	\$537	\$555	\$568	\$601	\$644
<b>AVERAGE SALES PRICE</b>	\$656,041	\$641,778	\$646,769	\$704,972	\$755,302
<b>AVERAGE SALES PRICE VS. LIST PRICE</b>	104.9%	102.32%	101.88%	103.43%	105.92%
<b>AVERAGE DOM (DAYS ON MARKET)</b>	22	27	27	32	23
<b>TOTAL TRANSACTIONS</b>	123	102	100	163	141
<b>TOTAL DOLLAR VOLUME SOLD</b>	\$80,693,115	\$65,461,363	\$64,676,925	\$114,910,548	\$106,497,589
<b>APPROXIMATE ABSORPTION RATE</b>	95.34%	51.64%	72.88%	87.04%	87.02%
<b>APPROXIMATE MONTHS INVENTORY SUPPLY</b>	1.05	1.94	1.38	1.15	1.15
<b>TOTAL NUMBER OF UNITS LISTED</b>	171	179	141	209	168



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## THE WARREN REPORT

CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +87.7%

Average Sale Price

**SUPPLY** -100%

Approx. Months Supply

**SALES** -0%

Closed Sales

**ABSORPTION RATE** -100%

Approximate

**MARKET TIME** -98 DAYS

Days On Market

**NEGOTIABILITY** +4.3%

Listing Discount

Smart matters.

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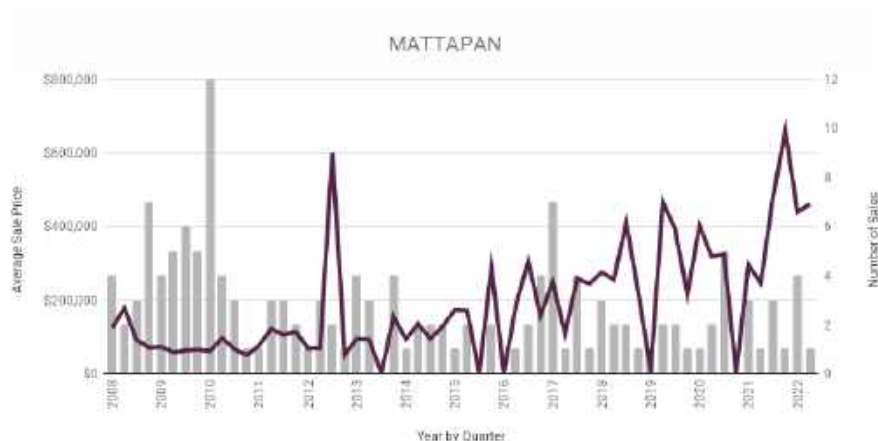


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535 Boylston Street  
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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$240	\$340	\$349	\$281	\$347
AVERAGE SALES PRICE	\$255,000	\$465,750	\$317,500	\$245,000	\$460,000
AVERAGE SALES PRICE VS. LIST PRICE	103.26%	97.64%	101.76%	98%	102.22%
AVERAGE DOM (DAYS ON MARKET)	46	165	20	126	28
TOTAL TRANSACTIONS	2	2	2	1	1
TOTAL DOLLAR VOLUME SOLD	\$510,000	\$931,500	\$635,000	\$245,000	\$460,000
APPROXIMATE ABSORPTION RATE	41.67%	0%	0%	25%	0%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.4	0	0	6	0
TOTAL NUMBER OF UNITS LISTED	8	2	4	1	3



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## THE WARREN REPORT

### CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** -2.75%

Average Sale Price

**SUPPLY** +96.8%

Approx. Months Supply

**SALES** -16.6%

Closed Sales

**ABSORPTION RATE** -49.3%

Approximate

**MARKET TIME** +23 DAYS

Days On Market

**NEGOTIABILITY** -4.32%

Listing Discount

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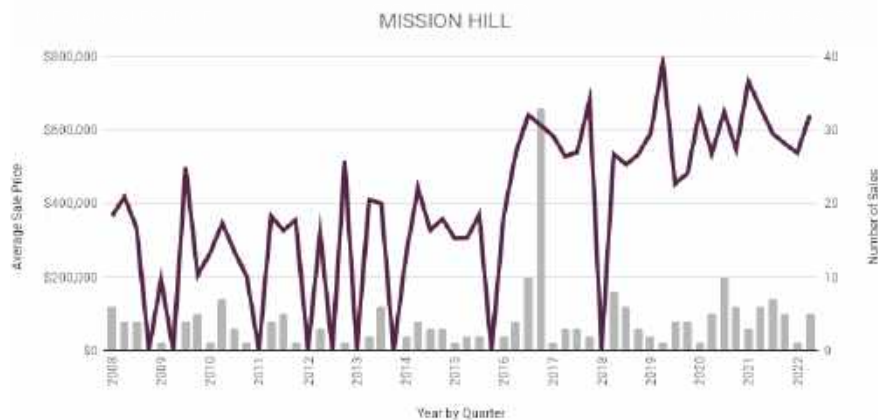


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$554	\$508	\$506	\$569	\$613
AVERAGE SALES PRICE	\$533,595	\$787,000	\$536,600	\$657,566	\$639,480
AVERAGE SALES PRICE VS. LIST PRICE	106.62%	98.5%	99.75%	102.61%	98.18%
AVERAGE DOM (DAYS ON MARKET)	27	82	88	16	39
TOTAL TRANSACTIONS	8	1	5	6	5
TOTAL DOLLAR VOLUME SOLD	\$4,268,763	\$787,000	\$2,683,000	\$3,945,400	\$3,197,400
APPROXIMATE ABSORPTION RATE	27.08%	25%	29.17%	104.17%	52.78%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.69	4	3.43	.96	1.89
TOTAL NUMBER OF UNITS LISTED	6	7	11	8	8



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## THE WARREN REPORT

### CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +11.3%

Average Sale Price

**SUPPLY** +67.8%

Approx. Months Supply

**SALES** -41.1%

Closed Sales

**ABSORPTION RATE** -40.1%

Approximate

**MARKET TIME** +2 DAYS

Days On Market

**NEGOTIABILITY** +.1%

Listing Discount

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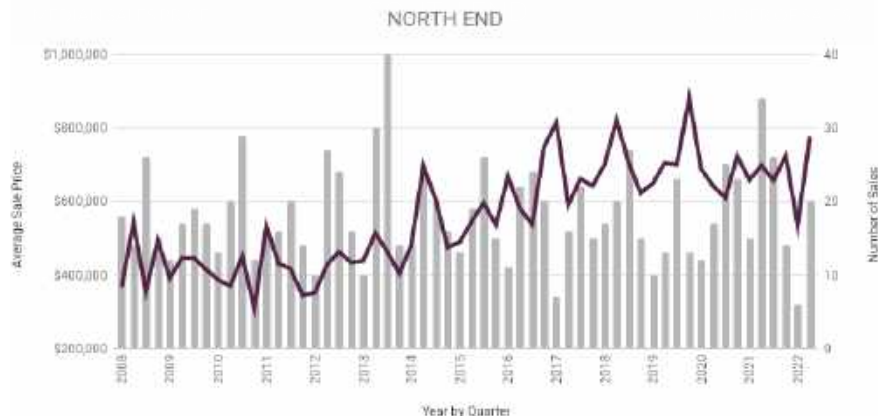


**BERKSHIRE  
HATHAWAY**  
Home Services  
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535 Boylston Street  
Boston, MA 02116

	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$876	\$927	\$886	\$876	\$971
AVERAGE SALES PRICE	\$818,900	\$705,700	\$641,764	\$698,015	\$776,887
AVERAGE SALES PRICE VS. LIST PRICE	101.18%	98.8%	6.52%	98.44%	98.54%
AVERAGE DOM (DAYS ON MARKET)	24	49	56	47	49
TOTAL TRANSACTIONS	20	13	17	34	20
TOTAL DOLLAR VOLUME SOLD	\$16,378,000	\$9,175,010	\$10,910,000	\$23,732,516	\$15,537,749
APPROXIMATE ABSORPTION RATE	41.11%	17.74%	29.39%	58.33%	34.9%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.43	5.64	3.4	1.71	2.87
TOTAL NUMBER OF UNITS LISTED	39	44	36	39	33



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## THE WARREN REPORT

CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +11.4%

Average Sale Price

**SUPPLY** -56.9%

Approx. Months Supply

**SALES** -5%

Closed Sales

**ABSORPTION RATE** +129%

Approximate

**MARKET TIME** -7 DAYS

Days On Market

**NEGOTIABILITY** +.76%

Listing Discount

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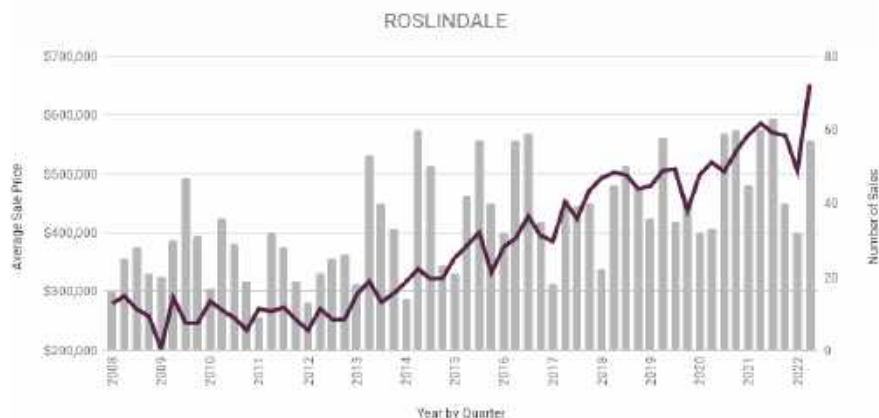


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535 Boylston Street  
Boston, MA 02116

	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$406	\$416	\$449	\$496	\$513
AVERAGE SALES PRICE	\$502,096	\$505,800	\$519,639	\$585,506	\$652,500
AVERAGE SALES PRICE VS. LIST PRICE	104.01%	103.4%	101.82%	104.12%	104.91%
AVERAGE DOM (DAYS ON MARKET)	22	34	18	23	16
TOTAL TRANSACTIONS	45	58	33	60	57
TOTAL DOLLAR VOLUME SOLD	\$22,592,325	\$29,336,400	\$17,148,099	\$35,130,373	\$37,192,505
APPROXIMATE ABSORPTION RATE	64.47%	104.44%	99.31%	139.2%	320%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.55	.96	1.01	.72	.31
TOTAL NUMBER OF UNITS LISTED	70	60	49	74	73



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## THE WARREN REPORT

### CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +1.78%

Average Sale Price

**SUPPLY** -52.46%

Approx. Months Supply

**SALES** +228%

Closed Sales

**ABSORPTION RATE** +109%

Approximate

**MARKET TIME** +18 DAYS

Days On Market

**NEGOTIABILITY** +.37%

Listing Discount

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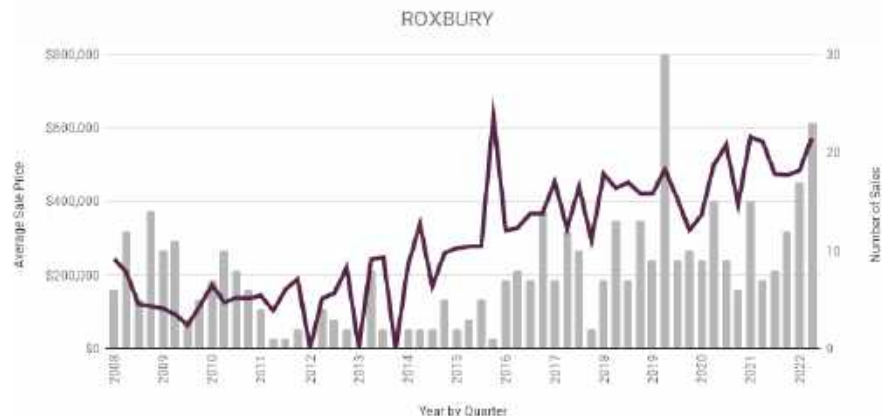


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$334	\$397	\$476	\$488	\$579
AVERAGE SALES PRICE	\$436,187	\$486,926	\$499,026	\$561,571	\$571,566
AVERAGE SALES PRICE VS. LIST PRICE	100.38%	100.36%	98.55%	100.8%	101.17%
AVERAGE DOM (DAYS ON MARKET)	28	49	26	35	53
TOTAL TRANSACTIONS	13	30	15	7	23
TOTAL DOLLAR VOLUME SOLD	\$5,670,438	\$14,607,795	\$7,485,400	\$3,931,000	\$13,146,040
APPROXIMATE ABSORPTION RATE	17.19%	39.58%	31.94%	35.19%	73.81%
APPROXIMATE MONTHS INVENTORY SUPPLY	5.82	2.53	3.13	2.84	1.35
TOTAL NUMBER OF UNITS LISTED	27	32	16	19	18



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## THE WARREN REPORT

### CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +.27%

Average Sale Price

**SUPPLY** -8.31%

Approx. Months Supply

**SALES** -33.9%

Closed Sales

**ABSORPTION RATE** +9.08%

Approximate

**MARKET TIME** +44 DAYS

Days On Market

**NEGOTIABILITY** +.38%

Listing Discount

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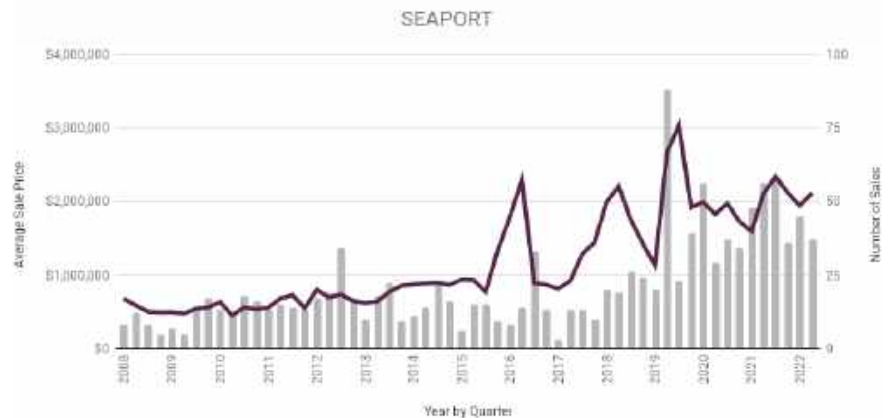


**BERKSHIRE HATHAWAY**  
Home Services  
Warren Residential

warrenre.com

535 Boylston Street  
Boston, MA 02116

	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
<b>AVERAGE PRICE PER FOOT</b>	\$1,322	\$1,716	\$1,450	\$1,604	\$1,571
<b>AVERAGE SALES PRICE</b>	\$2,201,830	\$2,658,942	\$1,826,600	\$2,104,969	\$2,110,630
<b>AVERAGE SALES PRICE VS. LIST PRICE</b>	99.72%	99.15%	98.55%	97.48%	97.85%
<b>AVERAGE DOM (DAYS ON MARKET)</b>	83	24	49	58	102
<b>TOTAL TRANSACTIONS</b>	19	88	29	56	37
<b>TOTAL DOLLAR VOLUME SOLD</b>	\$41,834,770	\$233,986,983	\$52,971,422	\$117,878,300	\$78,093,325
<b>APPROXIMATE ABSORPTION RATE</b>	18.45%	25.45%	28.88%	30.73%	33.52%
<b>APPROXIMATE MONTHS INVENTORY SUPPLY</b>	5.42	3.78	3.46	3.25	2.98
<b>TOTAL NUMBER OF UNITS LISTED</b>	61	111	45	83	52



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## THE WARREN REPORT

### CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +5.86%

Average Sale Price

**SUPPLY** -4.62%

Approx. Months Supply

**SALES** -31.2%

Closed Sales

**ABSORPTION RATE** +4.54%

Approximate

**MARKET TIME** -12 DAYS

Days On Market

**NEGOTIABILITY** +1.18%

Listing Discount

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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$711	\$748	\$774	\$768	\$871
AVERAGE SALES PRICE	\$812,889	\$859,749	\$860,749	\$830,245	\$878,868
AVERAGE SALES PRICE VS. LIST PRICE	99.51%	99.29%	99.27%	98.99%	100.15%
AVERAGE DOM (DAYS ON MARKET)	34	58	50	48	36
TOTAL TRANSACTIONS	155	185	101	243	167
TOTAL DOLLAR VOLUME SOLD	\$125,997,926	\$159,053,698	\$86,935,680	\$201,749,562	\$146,771,043
APPROXIMATE ABSORPTION RATE	43.45%	37.98%	23.46%	57.89%	60.52%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.3	2.63	4.26	1.73	1.65
TOTAL NUMBER OF UNITS LISTED	299	323	264	301	213



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## THE WARREN REPORT

### CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +21.9%

Average Sale Price

**SUPPLY** -1.44%

Approx. Months Supply

**SALES** -2.34%

Closed Sales

**ABSORPTION RATE** +1.6%

Approximate

**MARKET TIME** -16 DAYS

Days On Market

**NEGOTIABILITY** +.89%

Listing Discount

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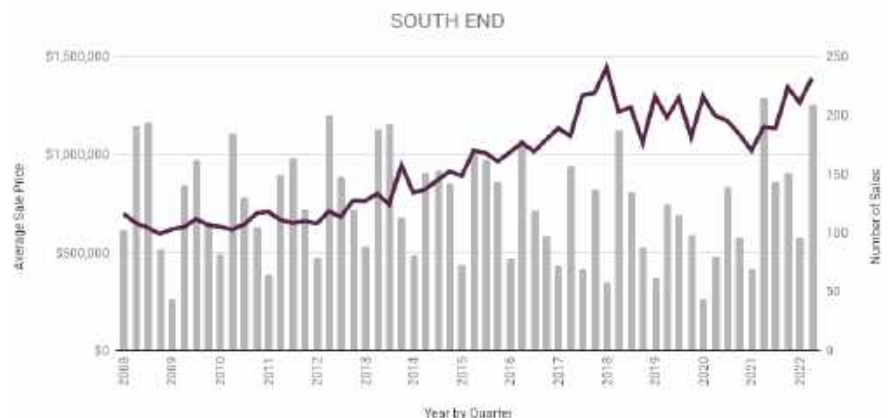


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$1,073	\$1,046	\$1,040	\$1,054	\$1,168
AVERAGE SALES PRICE	\$1,218,286	\$1,188,197	\$1,196,907	\$1,139,441	\$1,389,406
AVERAGE SALES PRICE VS. LIST PRICE	101.76%	99.31%	99.13%	99.62%	100.5%
AVERAGE DOM (DAYS ON MARKET)	36	44	35	48	32
TOTAL TRANSACTIONS	187	124	80	214	209
TOTAL DOLLAR VOLUME SOLD	\$227,819,609	\$147,336,430	\$95,572,634	\$243,840,393	\$290,385,929
APPROXIMATE ABSORPTION RATE	66.54%	53.78%	16.87%	36.09%	36.69%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.5	1.86	5.93	2.77	2.73
TOTAL NUMBER OF UNITS LISTED	230	167	255	265	300



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## THE WARREN REPORT

### CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +37.08%

Average Sale Price

**SUPPLY** -26.8%

Approx. Months Supply

**SALES** +4.35%

Closed Sales

**ABSORPTION RATE** +36.7%

Approximate

**MARKET TIME** -30 DAYS

Days On Market

**NEGOTIABILITY** -.55%

Listing Discount

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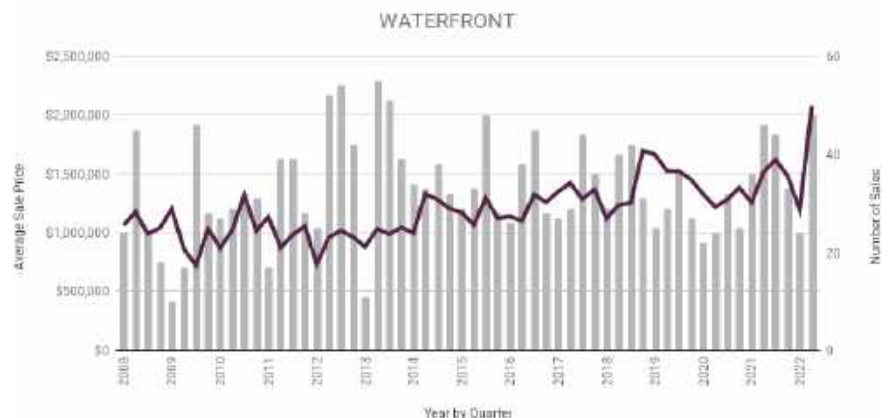


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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$1,037	\$1,139	\$1,038	\$1,130	\$1,197
AVERAGE SALES PRICE	\$1,235,575	\$1,526,769	\$1,220,050	\$1,515,082	\$2,076,935
AVERAGE SALES PRICE VS. LIST PRICE	97.39%	97.25%	96.43%	96.62%	96.09%
AVERAGE DOM (DAYS ON MARKET)	68	82	81	93	63
TOTAL TRANSACTIONS	40	29	24	46	48
TOTAL DOLLAR VOLUME SOLD	\$49,423,000	\$44,276,312	\$29,281,200	\$69,683,800	\$99,692,900
APPROXIMATE ABSORPTION RATE	25.17%	13.11%	13.21%	18.52%	25.33%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.97	7.63	7.57	5.4	3.95
TOTAL NUMBER OF UNITS LISTED	75	84	71	84	70



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## THE WARREN REPORT

### CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +.32%

Average Sale Price

**SUPPLY** -9.06%

Approx. Months Supply

**SALES** +55.5%

Closed Sales

**ABSORPTION RATE** +10%

Approximate

**MARKET TIME** -6 DAYS

Days On Market

**NEGOTIABILITY** +.35%

Listing Discount

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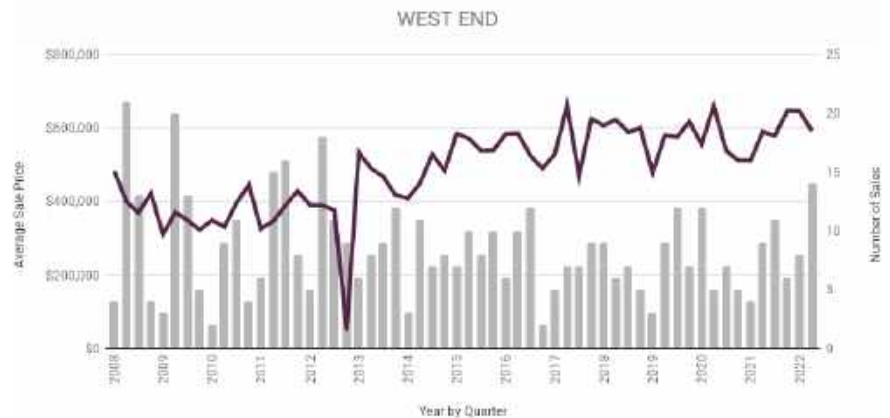


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Boston, MA 02116

	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$687	\$633	\$634	\$632	\$688
AVERAGE SALES PRICE	\$622,083	\$579,888	\$658,300	\$589,522	\$591,428
AVERAGE SALES PRICE VS. LIST PRICE	101.01%	100.75%	97.5%	99.38%	99.73%
AVERAGE DOM (DAYS ON MARKET)	14	80	62	49	43
TOTAL TRANSACTIONS	6	9	5	9	14
TOTAL DOLLAR VOLUME SOLD	\$3,732,499	\$5,219,000	\$3,291,500	\$5,305,700	\$8,280,000
APPROXIMATE ABSORPTION RATE	33.33%	28.57%	42.86%	19.7%	21.67%
APPROXIMATE MONTHS INVENTORY SUPPLY	3	3.5	2.33	5.08	4.62
TOTAL NUMBER OF UNITS LISTED	16	15	10	17	12



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## THE WARREN REPORT

### CONDO EDITION

### YEAR-OVER-YEAR

Q2:22 vs. Q2:21

**PRICES** +16.4%

Average Sale Price

**SUPPLY** -55.07%

Approx. Months Supply

**SALES** +28.5%

Closed Sales

**ABSORPTION RATE** +122%

Approximate

**MARKET TIME** -9 DAYS

Days On Market

**NEGOTIABILITY** +2.13%

Listing Discount

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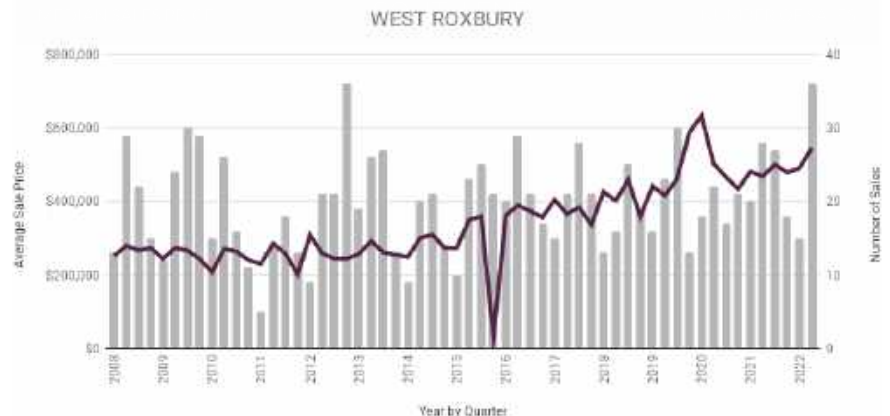


**BERKSHIRE  
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535 Boylston Street  
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	Q2:18	Q2:19	Q2:20	Q2:21	Q2:22
AVERAGE PRICE PER FOOT	\$367	\$413	\$429	\$414	\$525
AVERAGE SALES PRICE	\$401,343	\$415,413	\$501,945	\$467,966	\$544,958
AVERAGE SALES PRICE VS. LIST PRICE	101.87%	101.94%	99.6%	101.12%	103.27%
AVERAGE DOM (DAYS ON MARKET)	21	42	50	32	23
TOTAL TRANSACTIONS	16	23	22	28	36
TOTAL DOLLAR VOLUME SOLD	\$6,421,500	\$9,554,499	\$11,042,799	\$13,103,067	\$19,618,488
APPROXIMATE ABSORPTION RATE	109.72%	87.96%	62.88%	72.5%	161.67%
APPROXIMATE MONTHS INVENTORY SUPPLY	.91	1.14	1.59	1.38	.62
TOTAL NUMBER OF UNITS LISTED	33	42	28	36	31



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# NOTES

## **Does Seasonality Impact Quarterly Reports?**

Depending on the weather, the spring market generally runs from early March through Memorial Day in May. The Fall market generally begins after Labor Day and goes through the end of October or early November. What this means is that we will see a larger amount of closed sales volume in Q2 and Q3 vs. Q1 and Q4.

## **Do Closings in New Developments Impact Quarterly Reports?**

When a new development is completed, we often see large amounts of closings happen in a short period of time. This can dramatically skew the quarterly market statistics for a particular neighborhood. With that said, there are also cases where new construction units were never listed on MLS and therefore don't show up in the report.

## **Does Sample Size Impact Quarterly Reports?**

Certain neighborhoods with lower market activity may see significant variations from one report to the next due to the small sample size.

## **What is Included in Downtown Neighborhoods?**

In order to prevent extremely small sample sizes and eliminate a real estate agent's subjective choice of which neighborhood to include their listing on MLSPin in, we've combined five areas into one neighborhood called Downtown. These areas include any properties listed in Chinatown, Faneuil, Financial District, Leather District, Midtown, and the Theatre District.

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