

BOSTON MARKET DATA
BY NEIGHBORHOOD

2022
Q1



THE **WARREN REPORT**

CONDO EDITION

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

Q1:22 vs. Q1:21

PRICES +6.1%

Average Sale Price

SUPPLY -42.8%

Approx. Months Supply

SALES +7.6%

Closed Sales

ABSORPTION RATE +75.4%

Approximate

MARKET TIME +0 DAY

Days On Market

NEGOTIABILITY +2.8%

Listing Discount

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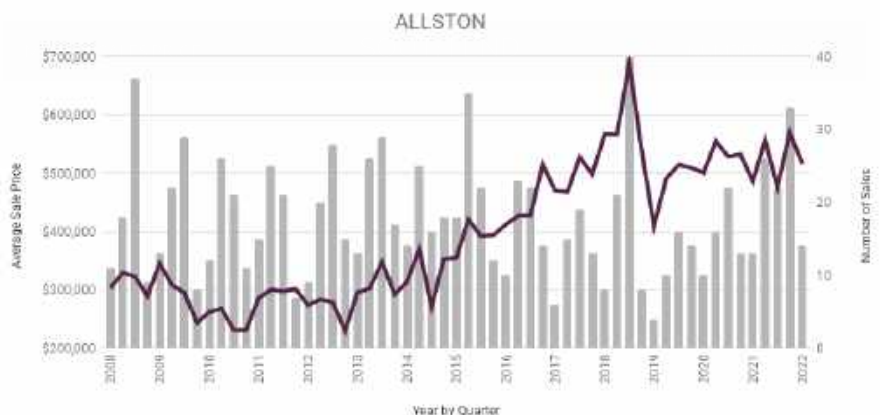


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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$619	\$520	\$603	\$575	\$756
AVERAGE SALES PRICE	\$567,050	\$410,000	\$500,700	\$486,500	\$516,178
AVERAGE SALES PRICE VS. LIST PRICE	99.82%	96.41%	98.13%	97.63%	100.41%
AVERAGE DOM (DAYS ON MARKET)	44	77	55	54	54
TOTAL TRANSACTIONS	8	4	10	13	14
TOTAL DOLLAR VOLUME SOLD	\$4,536,400	\$1,640,000	\$5,007,000	\$6,324,500	\$7,226,500
APPROXIMATE ABSORPTION RATE	76.39%	152.08%	59.52%	42.31%	74.24%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.31	.66	1.68	2.36	1.35
TOTAL NUMBER OF UNITS LISTED	44	10	19	28	30



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YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES +27.6%

Average Sale Price

SUPPLY -58.3%

Approx. Months Supply

SALES +15.6%

Closed Sales

ABSORPTION RATE +139.7%

Approximate

MARKET TIME -17 DAYS

Days On Market

NEGOTIABILITY +3.8%

Listing Discount

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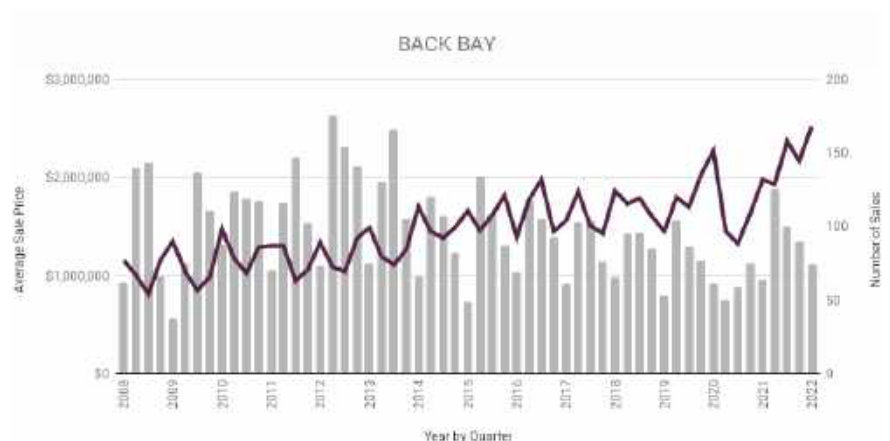


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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$1,183	\$1,200	\$1,339	\$1,241	\$1,431
AVERAGE SALES PRICE	\$1,863,586	\$1,447,454	\$2,268,121	\$1,975,052	\$2,521,271
AVERAGE SALES PRICE VS. LIST PRICE	95.72%	97.88%	96.23%	93.87%	97.47%
AVERAGE DOM (DAYS ON MARKET)	80	62	74	108	91
TOTAL TRANSACTIONS	65	53	61	64	74
TOTAL DOLLAR VOLUME SOLD	\$121,133,122	\$76,715,080	\$138,355,400	\$126,403,377	\$186,574,100
APPROXIMATE ABSORPTION RATE	42.25%	32.74%	42.18%	17.51%	41.98%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.37	3.05	2.37	5.71	2.38
TOTAL NUMBER OF UNITS LISTED	103	131	92	136	125



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YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES

Average Sale Price

N/A

SUPPLY

Approx. Months Supply

N/A

SALES

Closed Sales

N/A

ABSORPTION RATE

Approximate

N/A

MARKET TIME

Days On Market

N/A

NEGOTIABILITY

Listing Discount

N/A

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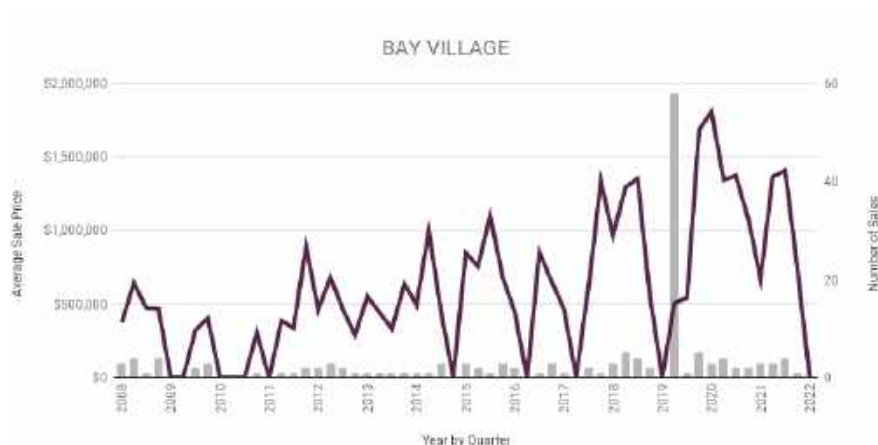


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AVERAGE PRICE PER FOOT	\$1,097	\$0	\$1,194	\$974	\$0
AVERAGE SALES PRICE	\$965,666	\$0	\$1,805,333	\$668,333	\$0
AVERAGE SALES PRICE VS. LIST PRICE	97.71%	0%	98.67%	99.07%	0%
AVERAGE DOM (DAYS ON MARKET)	60	0	83	105	0
TOTAL TRANSACTIONS	3	0	3	3	0
TOTAL DOLLAR VOLUME SOLD	\$2,897,000	\$0	\$5,415,999	\$2,004,999	\$0
APPROXIMATE ABSORPTION RATE	16.67%	18.33%	45.83%	91.67%	0%
APPROXIMATE MONTHS INVENTORY SUPPLY	6	5.45	2.18	1.09	0
TOTAL NUMBER OF UNITS LISTED	5	5	6	0	4



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YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES

Average Sale Price

-20.67%

SUPPLY

Approx. Months Supply

-48.6%

SALES

Closed Sales

-25%

ABSORPTION RATE

Approximate

+94.6%

MARKET TIME

Days On Market

-42 DAYS

NEGOTIABILITY

Listing Discount

+4.1%

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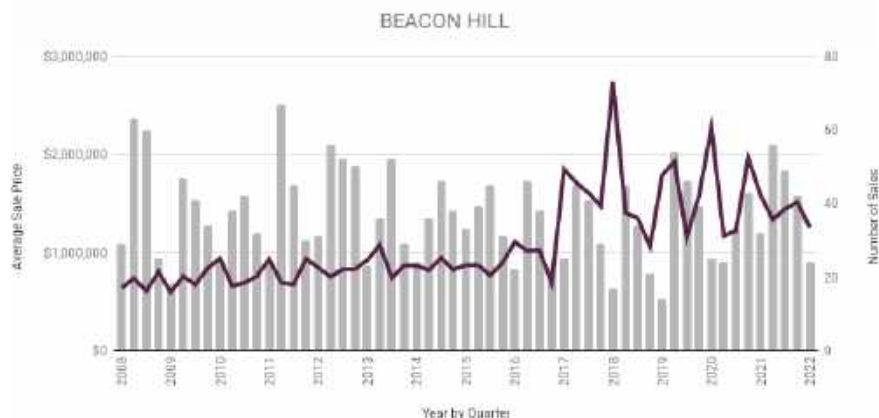


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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$1,488	\$1,239	\$1,230	\$1,220	\$1,138
AVERAGE SALES PRICE	\$2,740,117	\$1,789,225	\$2,260,880	\$1,584,139	\$1,256,677
AVERAGE SALES PRICE VS. LIST PRICE	109.94%	98.36%	93.32%	93.23%	97.07%
AVERAGE DOM (DAYS ON MARKET)	48	106	73	118	76
TOTAL TRANSACTIONS	17	14	25	32	24
TOTAL DOLLAR VOLUME SOLD	\$46,582,000	\$25,049,155	\$56,522,000	\$50,692,449	\$30,160,265
APPROXIMATE ABSORPTION RATE	48.19%	27.62%	37.16%	22.83%	44.44%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.08	3.62	2.69	4.38	2.25
TOTAL NUMBER OF UNITS LISTED	42	63	52	73	68



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YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES +17.1%

Average Sale Price

SUPPLY -14.03%

Approx. Months Supply

SALES -23.8%

Closed Sales

ABSORPTION RATE +16.1%

Approximate

MARKET TIME +3 DAYS

Days On Market

NEGOTIABILITY +1.3%

Listing Discount

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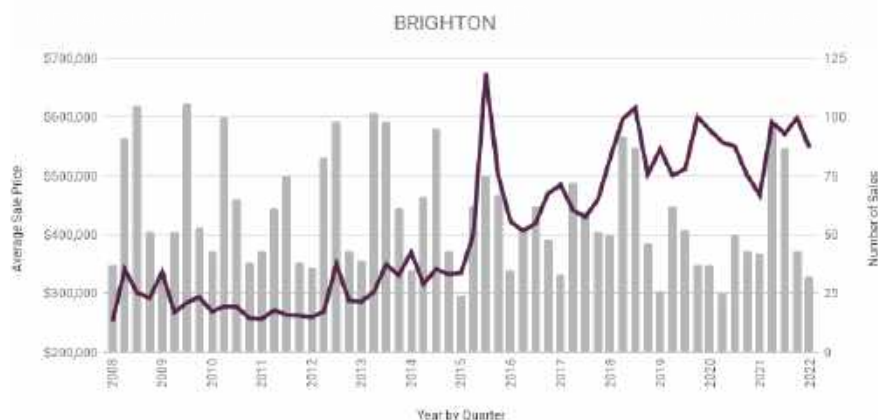


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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$638	\$585	\$617	\$572	\$605
AVERAGE SALES PRICE	\$530,736	\$545,460	\$577,713	\$467,280	\$547,457
AVERAGE SALES PRICE VS. LIST PRICE	102.34%	98.79%	98.7%	98.26%	99.55%
AVERAGE DOM (DAYS ON MARKET)	23	57	55	61	64
TOTAL TRANSACTIONS	50	26	37	42	32
TOTAL DOLLAR VOLUME SOLD	\$26,536,820	\$14,181,983	\$21,375,399	\$19,625,781	\$17,518,634
APPROXIMATE ABSORPTION RATE	103.95%	91.3%	86.11%	45.28%	52.58%
APPROXIMATE MONTHS INVENTORY SUPPLY	.96	1.10	1.16	2.21	1.90
TOTAL NUMBER OF UNITS LISTED	74	51	56	74	122



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YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES +8.05%

Average Sale Price

SUPPLY +25.3%

Approx. Months Supply

SALES -49%

Closed Sales

ABSORPTION RATE -19.3%

Approximate

MARKET TIME -16 DAYS

Days On Market

NEGOTIABILITY +1.9%

Listing Discount

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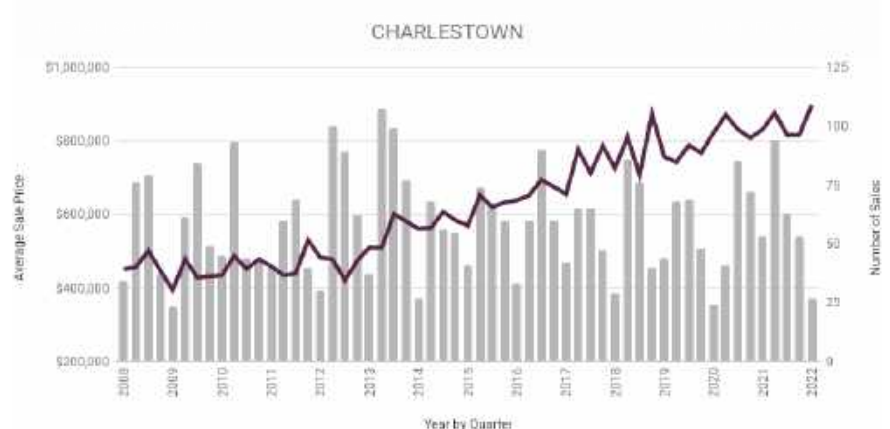


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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$709	\$709	\$751	\$738	\$761
AVERAGE SALES PRICE	\$725,209	\$756,336	\$820,687	\$830,437	\$897,297
AVERAGE SALES PRICE VS. LIST PRICE	101.21%	98.83%	99.54%	97.83%	99.7%
AVERAGE DOM (DAYS ON MARKET)	30	53	48	70	54
TOTAL TRANSACTIONS	29	44	24	53	27
TOTAL DOLLAR VOLUME SOLD	\$21,031,087	\$33,278,824	\$19,696,500	\$44,013,200	\$24,227,027
APPROXIMATE ABSORPTION RATE	216.67%	82.33%	85.53%	140%	112.96%
APPROXIMATE MONTHS INVENTORY SUPPLY	.46	1.21	1.17	.71	.89
TOTAL NUMBER OF UNITS LISTED	52	66	46	71	62



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YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES -3.3%
Average Sale Price

SUPPLY -57.5%
Approx. Months Supply

SALES +55.5%
Closed Sales

ABSORPTION RATE +134.1%
Approximate

MARKET TIME +2 DAYS
Days On Market

NEGOTIABILITY +1.1%
Listing Discount

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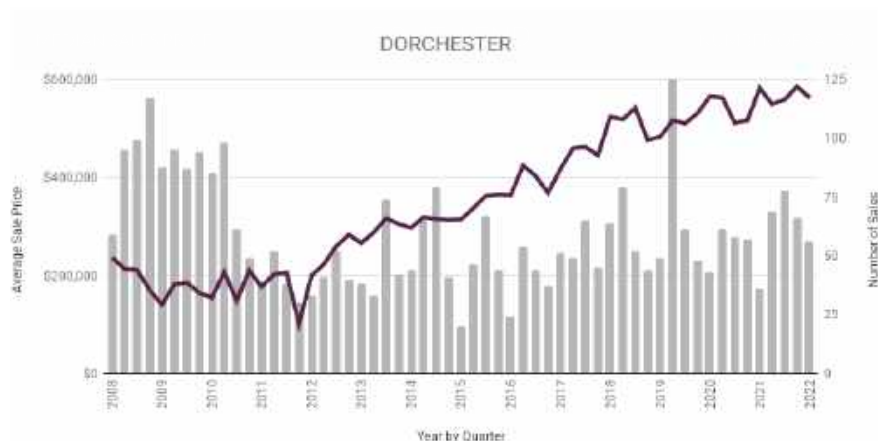


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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$409	\$430	\$443	\$459	\$467
AVERAGE SALES PRICE	\$523,378	\$482,538	\$565,232	\$582,052	\$562,670
AVERAGE SALES PRICE VS. LIST PRICE	100.46%	97.96%	100%	97.87%	99.04%
AVERAGE DOM (DAYS ON MARKET)	50	66	62	62	64
TOTAL TRANSACTIONS	64	49	43	36	56
TOTAL DOLLAR VOLUME SOLD	\$33,496,200	\$23,644,400	\$24,304,998	\$20,953,899	\$31,509,569
APPROXIMATE ABSORPTION RATE	104.63%	43.41%	79.17%	53.79%	125.9%
APPROXIMATE MONTHS INVENTORY SUPPLY	.96	2.3	1.26	1.86	.79
TOTAL NUMBER OF UNITS LISTED	72	88	72	91	74



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YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES +65.8%

Average Sale Price

SUPPLY -45.6%

Approx. Months Supply

SALES -9.09%

Closed Sales

ABSORPTION RATE +83.9%

Approximate

MARKET TIME +14 DAYS

Days On Market

NEGOTIABILITY +2.4%

Listing Discount

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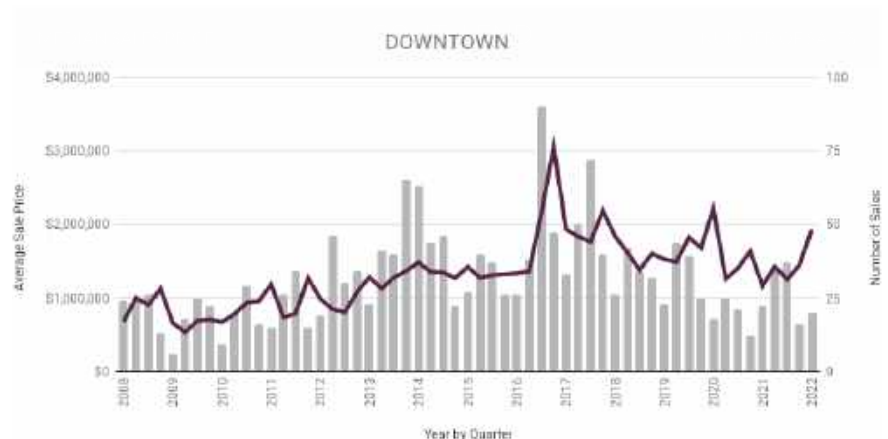


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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$1,159	\$1,080	\$1,245	\$934	\$1,304
AVERAGE SALES PRICE	\$1,841,115	\$1,522,014	\$2,207,722	\$1,161,819	\$1,926,600
AVERAGE SALES PRICE VS. LIST PRICE	95.73%	95.83%	94.45%	93.69%	95.96%
AVERAGE DOM (DAYS ON MARKET)	131	80	155	106	120
TOTAL TRANSACTIONS	26	23	18	22	20
TOTAL DOLLAR VOLUME SOLD	\$47,868,999	\$35,006,330	\$39,738,999	\$25,560,031	\$38,532,000
APPROXIMATE ABSORPTION RATE	29.72%	13.82%	23.86%	9.88%	18.17%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.37	7.24	4.19	10.12	5.5
TOTAL NUMBER OF UNITS LISTED	1	59	43	63	67



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

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Q1:22 vs. Q1:21

PRICES -9.8%

Average Sale Price

SUPPLY -70.5%

Approx. Months Supply

SALES -27.2%

Closed Sales

ABSORPTION RATE +238.6%

Approximate

MARKET TIME -3 DAYS

Days On Market

NEGOTIABILITY +.36%

Listing Discount

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AVERAGE PRICE PER FOOT	\$465	\$560	\$642	\$698	\$635
AVERAGE SALES PRICE	\$445,401	\$531,407	\$563,194	\$699,710	\$631,007
AVERAGE SALES PRICE VS. LIST PRICE	99.72%	98.82%	98.71%	99.18%	99.53%
AVERAGE DOM (DAYS ON MARKET)	68	51	82	60	57
TOTAL TRANSACTIONS	26	39	14	55	40
TOTAL DOLLAR VOLUME SOLD	\$11,580,442	\$20,724,894	\$7,884,727	\$38,484,100	\$25,240,299
APPROXIMATE ABSORPTION RATE	180.95%	36.87%	31.62%	25.17%	85.24%
APPROXIMATE MONTHS INVENTORY SUPPLY	.55	2.71	3.16	3.97	1.17
TOTAL NUMBER OF UNITS LISTED	26	85	55	86	83



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Q1:22 vs. Q1:21

PRICES

Average Sale Price

-27.7%

SUPPLY

Approx. Months Supply

-60.6%

SALES

Closed Sales

-60%

ABSORPTION RATE

Approximate

+153.8%

MARKET TIME

Days On Market

-12 DAYS

NEGOTIABILITY

Listing Discount

+.33%

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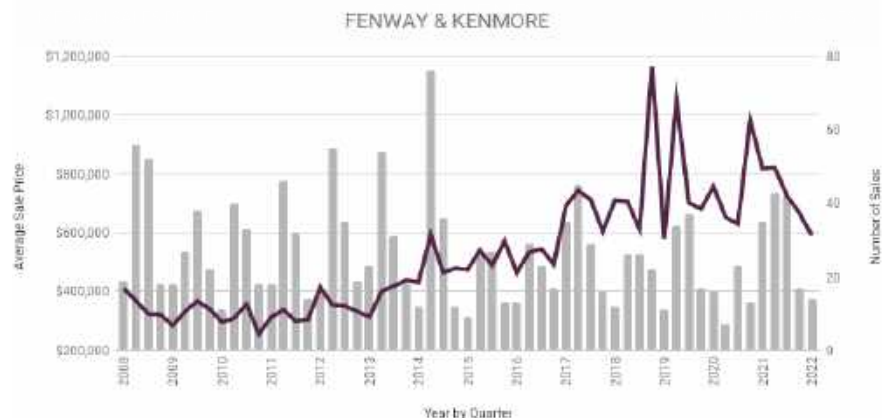


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AVERAGE PRICE PER FOOT	\$976	\$870	\$916	\$1,022	\$991
AVERAGE SALES PRICE	\$710,416	\$578,818	\$756,437	\$817,714	\$591,100
AVERAGE SALES PRICE VS. LIST PRICE	99.99%	100.06%	97.73%	98.85%	99.18%
AVERAGE DOM (DAYS ON MARKET)	36	69	61	70	58
TOTAL TRANSACTIONS	12	11	16	35	14
TOTAL DOLLAR VOLUME SOLD	\$8,525,000	\$6,366,999	\$12,103,000	\$28,620,000	\$8,275,400
APPROXIMATE ABSORPTION RATE	126.19%	30.8%	145.83%	30.3%	76.92%
APPROXIMATE MONTHS INVENTORY SUPPLY	.79	3.25	.69	3.30	1.30
TOTAL NUMBER OF UNITS LISTED	51	38	28	50	37



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Q1:22 vs. Q1:21

PRICES +4.95%

Average Sale Price

SUPPLY -54.8%

Approx. Months Supply

SALES -7.5%

Closed Sales

ABSORPTION RATE +120%

Approximate

MARKET TIME -7 DAYS

Days On Market

NEGOTIABILITY +1.35%

Listing Discount

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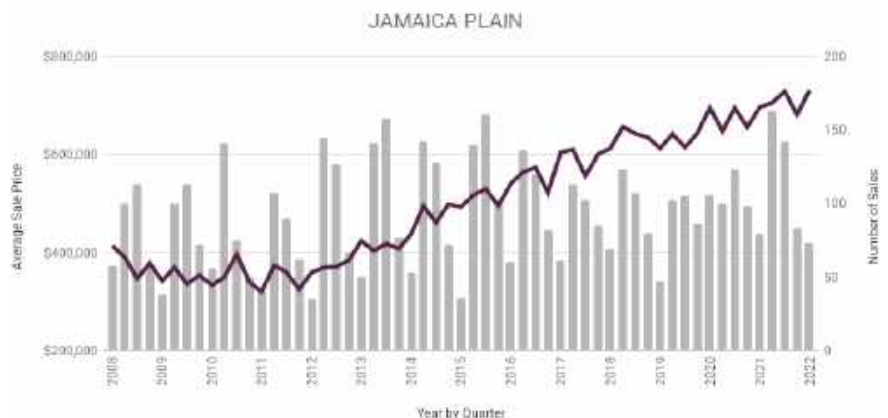


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AVERAGE PRICE PER FOOT	\$504	\$505	\$597	\$571	\$578
AVERAGE SALES PRICE	\$611,720	\$611,785	\$694,767	\$696,564	\$731,014
AVERAGE SALES PRICE VS. LIST PRICE	101.39%	100.81%	99.78%	100.77%	102.14%
AVERAGE DOM (DAYS ON MARKET)	31	50	63	52	45
TOTAL TRANSACTIONS	69	47	106	79	73
TOTAL DOLLAR VOLUME SOLD	\$42,208,717	\$28,753,927	\$73,645,333	\$55,028,600	\$53,364,071
APPROXIMATE ABSORPTION RATE	194.79%	90.66%	158.33%	88.6%	195%
APPROXIMATE MONTHS INVENTORY SUPPLY	.51	1.1	.63	1.13	.51
TOTAL NUMBER OF UNITS LISTED	98	93	91	136	120



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES +48.8%

Average Sale Price

SUPPLY -100%

Approx. Months Supply

SALES +33.3%

Closed Sales

ABSORPTION RATE -100%

Approximate

MARKET TIME +4 DAYS

Days On Market

NEGOTIABILITY -3.02%

Listing Discount

Smart matters.

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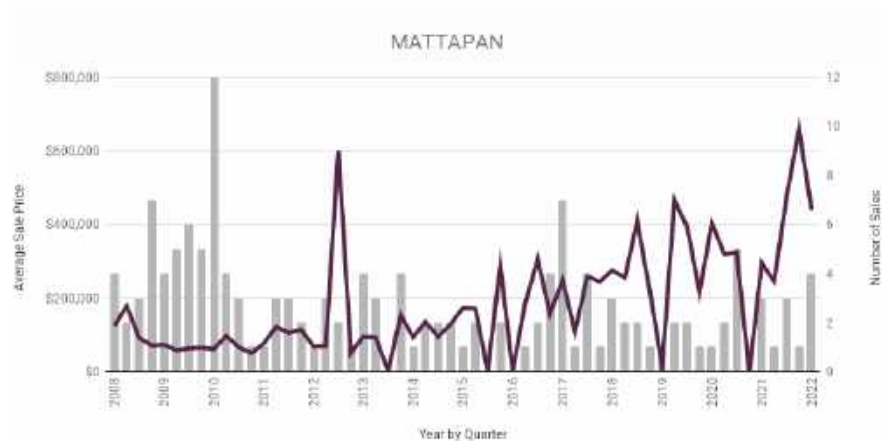


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$233	\$14	\$343	\$288	\$331
AVERAGE SALES PRICE	\$275,000	\$12,000	\$402,000	\$295,000	\$439,000
AVERAGE SALES PRICE VS. LIST PRICE	98.34%	8.57%	107.2%	103.41%	100.75%
AVERAGE DOM (DAYS ON MARKET)	64	108	18	51	55
TOTAL TRANSACTIONS	3	1	1	3	4
TOTAL DOLLAR VOLUME SOLD	\$825,000	\$12,000	\$402,000	\$885,000	\$1,756,000
APPROXIMATE ABSORPTION RATE	75%	0%	58.33%	41.67%	0%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.33	0	1.71	2.4	0
TOTAL NUMBER OF UNITS LISTED	3	1	3	5	5



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES -26.47%

Average Sale Price

SUPPLY -89%

Approx. Months Supply

SALES -66.6%

Closed Sales

ABSORPTION RATE -47.2%

Approximate

MARKET TIME -64 DAYS

Days On Market

NEGOTIABILITY +4.2%

Listing Discount

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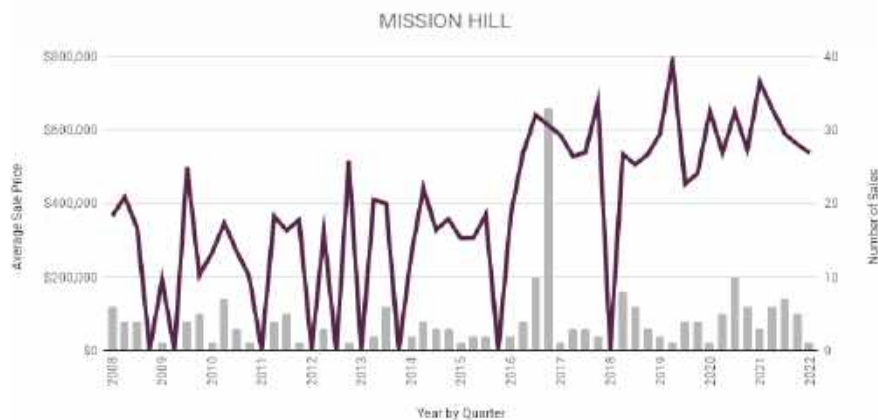


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Warren Residential

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535 Boylston Street
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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$0	\$490	\$421	\$595	\$424
AVERAGE SALES PRICE	\$0	\$590,500	\$650,000	\$730,333	\$537,000
AVERAGE SALES PRICE VS. LIST PRICE	0%	103.6%	95.6%	98.08%	102.29%
AVERAGE DOM (DAYS ON MARKET)	0	19	35	73	9
TOTAL TRANSACTIONS	0	2	1	3	1
TOTAL DOLLAR VOLUME SOLD	\$0	\$1,181,000	\$650,000	\$2,191,000	\$537,000
APPROXIMATE ABSORPTION RATE	38.33%	52.76%	16.67%	100%	52.78%
APPROXIMATE MONTHS INVENTORY SUPPLY	3	1.89	6	1	1.89
TOTAL NUMBER OF UNITS LISTED	10	6	8	6	9



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES -18.9%

Average Sale Price

SUPPLY -14.2%

Approx. Months Supply

SALES -60%

Closed Sales

ABSORPTION RATE +16.6%

Approximate

MARKET TIME -2 DAYS

Days On Market

NEGOTIABILITY +2.4%

Listing Discount

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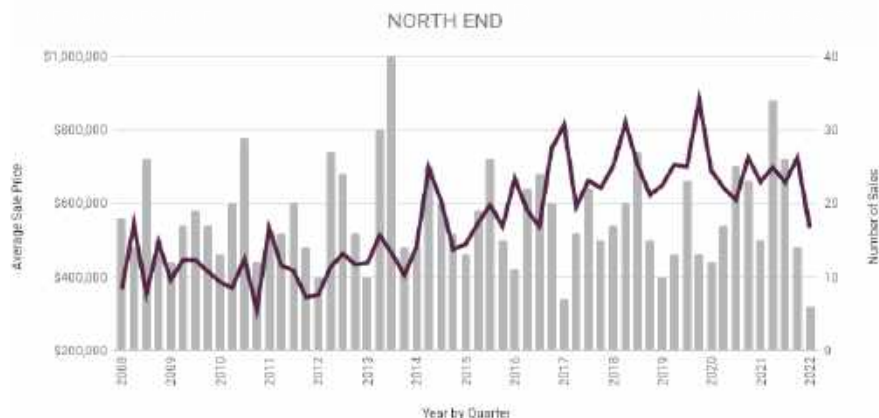


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535 Boylston Street
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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$1,035	\$897	\$871	\$813	\$778
AVERAGE SALES PRICE	\$700,147	\$649,050	\$688,166	\$658,226	\$533,666
AVERAGE SALES PRICE VS. LIST PRICE	99.23%	98.39%	96.38%	95.46%	97.81%
AVERAGE DOM (DAYS ON MARKET)	45	62	56	95	93
TOTAL TRANSACTIONS	17	10	10	15	6
TOTAL DOLLAR VOLUME SOLD	\$11,902,500	\$6,490,500	\$8,258,000	\$9,873,400	\$3,202,000
APPROXIMATE ABSORPTION RATE	73.96%	43.35%	56.48%	47.62%	55.56%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.35	2.3	.77	2.10	1.80
TOTAL NUMBER OF UNITS LISTED	26	22	27	32	27



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES -10.9%

Average Sale Price

SUPPLY -30.9%

Approx. Months Supply

SALES -28.8%

Closed Sales

ABSORPTION RATE +44.1%

Approximate

MARKET TIME -8 DAYS

Days On Market

NEGOTIABILITY +1.2%

Listing Discount

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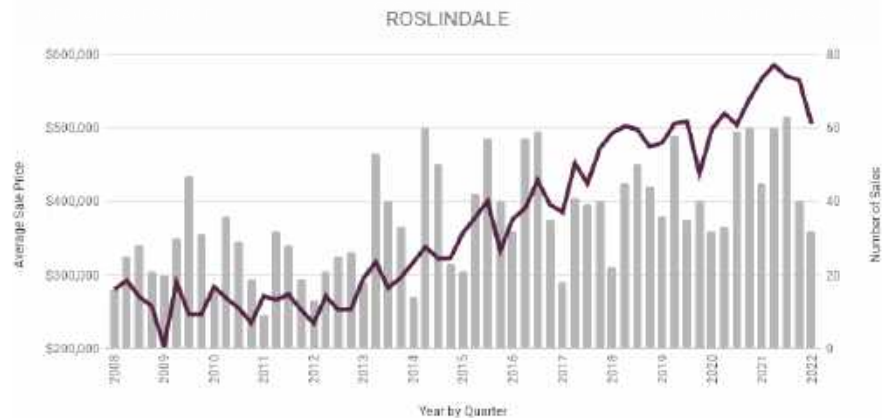


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HATHAWAY
Home Services
Warren Residential

warrenre.com

535 Boylston Street
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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$399	\$430	\$435	\$489	\$435
AVERAGE SALES PRICE	\$492,913	\$479,708	\$498,019	\$567,008	\$505,175
AVERAGE SALES PRICE VS. LIST PRICE	101.4%	100.02%	100.79%	100.08%	101.29%
AVERAGE DOM (DAYS ON MARKET)	26	52	43	51	43
TOTAL TRANSACTIONS	22	36	32	45	32
TOTAL DOLLAR VOLUME SOLD	\$10,844,100	\$17,269,499	\$15,936,638	\$25,515,400	\$16,165,600
APPROXIMATE ABSORPTION RATE	236.67%	104.17%	175%	141.67%	204.17%
APPROXIMATE MONTHS INVENTORY SUPPLY	.42	.96	.57	.71	49
TOTAL NUMBER OF UNITS LISTED	45	36	49	63	53



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES

Average Sale Price

-16.08%

SUPPLY

Approx. Months Supply

+139%

SALES

Closed Sales

+13.3%

ABSORPTION RATE

Approximate

-58.3%

MARKET TIME

Days On Market

+8 DAYS

NEGOTIABILITY

Listing Discount

-1.42%

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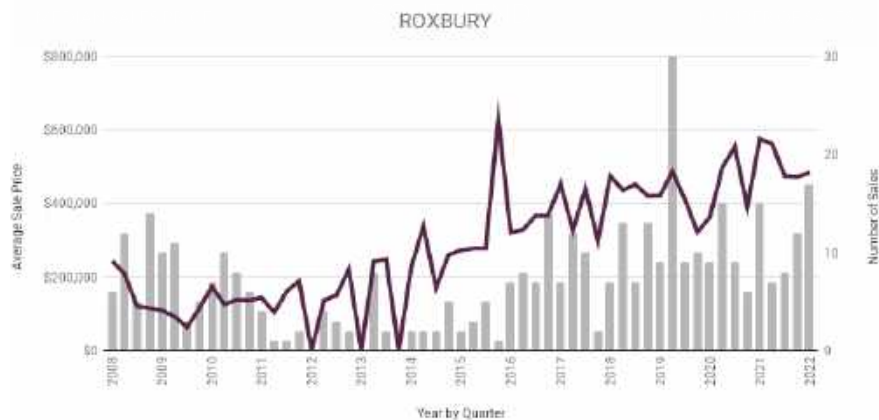


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HomeServices
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535 Boylston Street
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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$327	\$360	\$308	\$444	\$553
AVERAGE SALES PRICE	\$474,285	\$422,000	\$362,972	\$575,533	\$482,973
AVERAGE SALES PRICE VS. LIST PRICE	92.33%	100.05%	102.03%	99.63%	98.21%
AVERAGE DOM (DAYS ON MARKET)	84	95	48	69	77
TOTAL TRANSACTIONS	7	9	9	15	17
TOTAL DOLLAR VOLUME SOLD	\$3,319,999	\$3,798,000	\$3,266,751	\$8,632,999	\$8,210,555
APPROXIMATE ABSORPTION RATE	64.58%	87.5%	58.33%	78.33%	32.64%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.55	1.14	1.71	1.28	3.06
TOTAL NUMBER OF UNITS LISTED	13	17	25	13	22



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES +21.6%

Average Sale Price

SUPPLY -33.8%

Approx. Months Supply

SALES -6.2%

Closed Sales

ABSORPTION RATE +51.09%

Approximate

MARKET TIME +31 DAYS

Days On Market

NEGOTIABILITY +.32%

Listing Discount

Smart matters.

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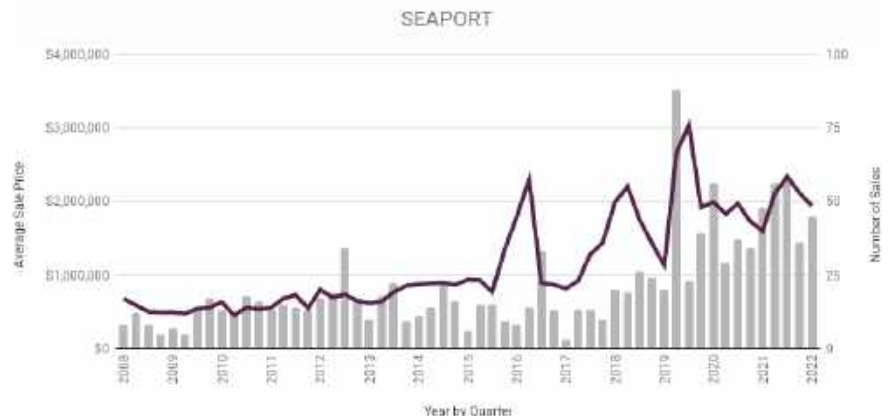


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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$1,125	\$991	\$1,616	\$1,546	\$1,499
AVERAGE SALES PRICE	\$1,989,252	\$1,127,375	\$1,988,500	\$1,594,014	\$1,939,104
AVERAGE SALES PRICE VS. LIST PRICE	98.71%	98.61%	99.81%	99.07%	99.39%
AVERAGE DOM (DAYS ON MARKET)	70	68	54	42	73
TOTAL TRANSACTIONS	20	20	56	48	45
TOTAL DOLLAR VOLUME SOLD	\$39,785,047	\$22,547,500	\$111,356,005	\$76,512,685	\$87,259,700
APPROXIMATE ABSORPTION RATE	25.93%	13.95%	42.92%	46.69%	34.57%
APPROXIMATE MONTHS INVENTORY SUPPLY	3.86	7.17	2.33	4.37	2.89
TOTAL NUMBER OF UNITS LISTED	19	64	58	81	74



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES +4.82%

Average Sale Price

SUPPLY -34.5%

Approx. Months Supply

SALES -34.1%

Closed Sales

ABSORPTION RATE +52.7%

Approximate

MARKET TIME -7 DAYS

Days On Market

NEGOTIABILITY +.86%

Listing Discount

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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$697	\$723	\$743	\$713	\$749
AVERAGE SALES PRICE	\$818,676	\$790,095	\$897,548	\$779,557	\$817,116
AVERAGE SALES PRICE VS. LIST PRICE	99.04%	98.82%	97.08%	97.93%	98.52%
AVERAGE DOM (DAYS ON MARKET)	45	54	89	73	66
TOTAL TRANSACTIONS	85	97	90	126	83
TOTAL DOLLAR VOLUME SOLD	\$69,587,514	\$76,639,219	\$80,779,352	\$98,224,289	\$67,820,700
APPROXIMATE ABSORPTION RATE	69.07%	60.37%	55.84%	54.06%	82.58%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.45	1.66	1.79	1.89	1.21
TOTAL NUMBER OF UNITS LISTED	193	139	185	236	165



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES +23.8%

Average Sale Price

SUPPLY -48.5%

Approx. Months Supply

SALES +39.1%

Closed Sales

ABSORPTION RATE +93.9%

Approximate

MARKET TIME -17 DAYS

Days On Market

NEGOTIABILITY +2.38%

Listing Discount

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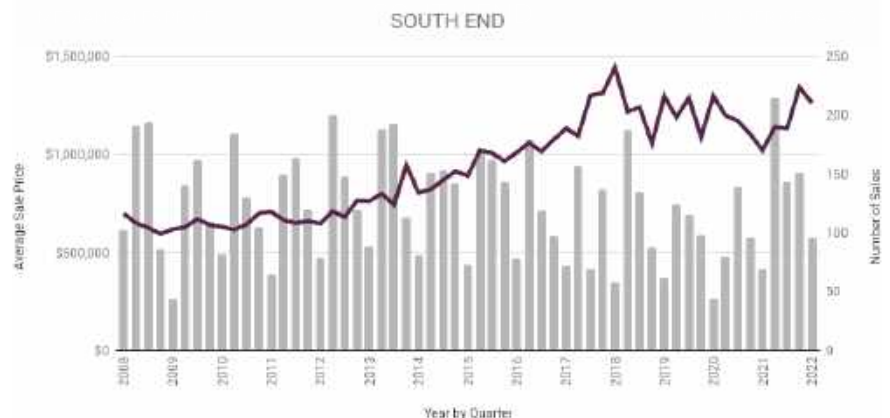


BERKSHIRE
HATHAWAY
HomeServices
Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$993	\$992	\$1,005	\$1,002	\$1,093
AVERAGE SALES PRICE	\$1,444,192	\$1,296,483	\$1,295,541	\$1,019,822	\$1,262,870
AVERAGE SALES PRICE VS. LIST PRICE	98.58%	97.36%	97.56%	98%	100.3%
AVERAGE DOM (DAYS ON MARKET)	52	66	80	84	67
TOTAL TRANSACTIONS	58	62	44	69	96
TOTAL DOLLAR VOLUME SOLD	\$83,763,178	\$80,381,955	\$57,003,807	\$70,367,724	\$121,235,600
APPROXIMATE ABSORPTION RATE	76.44%	69.44%	44.79%	24.62%	47.74%
APPROXIMATE MONTHS INVENTORY SUPPLY	1.31	1.44	2.23	4.06	2.09
TOTAL NUMBER OF UNITS LISTED	122	127	137	205	295



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES

Average Sale Price

-5.06%

SUPPLY

Approx. Months Supply

-42.7%

SALES

Closed Sales

-33.3%

ABSORPTION RATE

Approximate

-42.7%

MARKET TIME

Days On Market

-37 DAY

NEGOTIABILITY

Listing Discount

+1.72%

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Q1:18

Q1:19

Q1:20

Q1:21

Q1:22

AVERAGE
PRICE PER FOOT

\$935

\$1,093

\$1,038

\$951

\$1,015

AVERAGE
SALES PRICE

\$1,120,593

\$1,663,436

\$1,392,202

\$1,257,856

\$1,194,191

AVERAGE
SALES PRICE VS. LIST PRICE

97.08%

97.38%

96.38%

95.88%

97.53%

AVERAGE
DOM (DAYS ON MARKET)

116

75

116

115

78

TOTAL
TRANSACTIONS

29

25

22

36

24

TOTAL
DOLLAR VOLUME SOLD

\$32,497,199

\$41,585,900

\$29,242,457

\$45,282,837

\$28,660,600

APPROXIMATE
ABSORPTION RATE

28.75%

21.6%

21.48%

19.07%

33.3%

APPROXIMATE
MONTHS INVENTORY SUPPLY

3.48

4.63

4.66

5.24

3.00

TOTAL
NUMBER OF UNITS LISTED

51

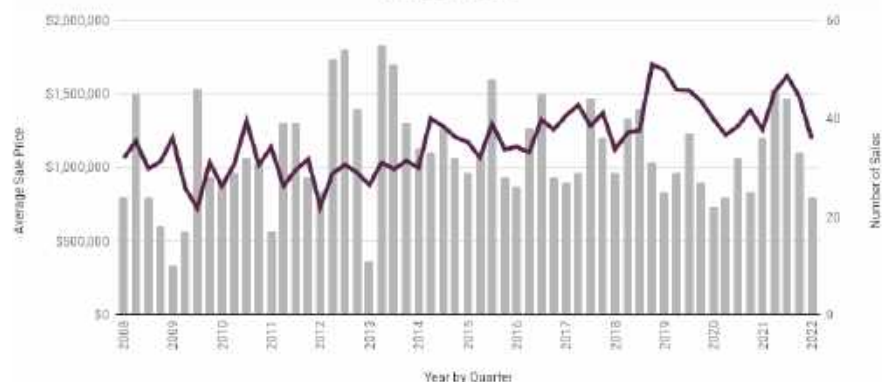
64

58

71

51

WATERFRONT



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES +26.3%

Average Sale Price

SUPPLY -1.05%

Approx. Months Supply

SALES +100%

Closed Sales

ABSORPTION RATE +1.2%

Approximate

MARKET TIME -25 DAYS

Days On Market

NEGOTIABILITY +3.25%

Listing Discount

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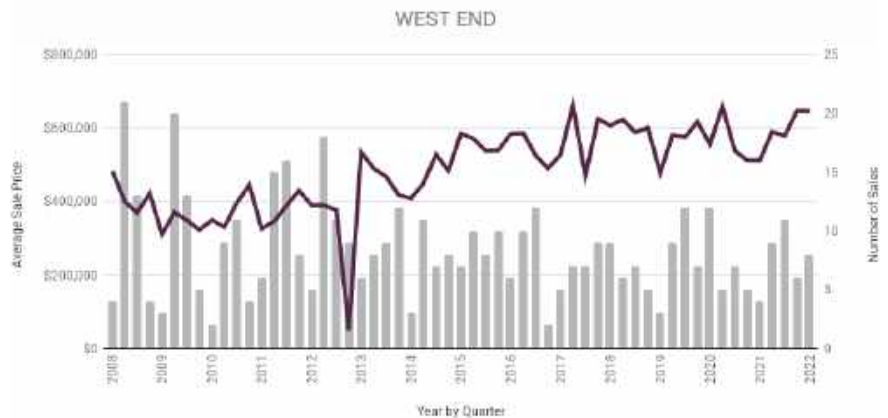


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Warren Residential

warrenre.com

535 Boylston Street
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	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$623	\$619	\$619	\$602	\$608
AVERAGE SALES PRICE	\$605,895	\$478,333	\$555,580	\$511,250	\$646,000
AVERAGE SALES PRICE VS. LIST PRICE	98.25%	98.42%	99.7%	95.6%	98.7%
AVERAGE DOM (DAYS ON MARKET)	72	79	80	79	54
TOTAL TRANSACTIONS	9	3	12	4	8
TOTAL DOLLAR VOLUME SOLD	\$5,453,055	\$1,434,999	\$6,666,966	\$2,045,000	\$5,168,000
APPROXIMATE ABSORPTION RATE	40.28%	25%	66.67%	17.5%	17.71%
APPROXIMATE MONTHS INVENTORY SUPPLY	2.48	4	1.5	5.71	5.65
TOTAL NUMBER OF UNITS LISTED	7	8	12	13	22



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THE WARREN REPORT

CONDO EDITION

YEAR-OVER-YEAR

Q1:22 vs. Q1:21

PRICES +2.04%

Average Sale Price

SUPPLY -25.8%

Approx. Months Supply

SALES -25%

Closed Sales

ABSORPTION RATE +34.8%

Approximate

MARKET TIME -11 DAYS

Days On Market

NEGOTIABILITY -.66%

Listing Discount

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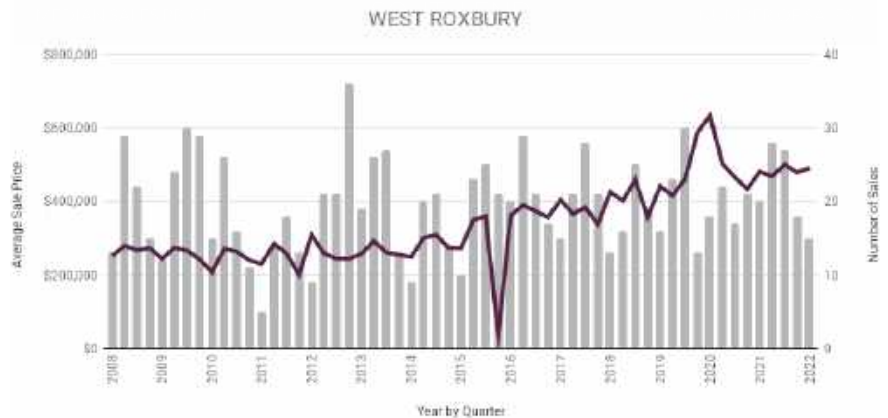


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Warren Residential

warrenre.com

535 Boylston Street
Boston, MA 02116

	Q1:18	Q1:19	Q1:20	Q1:21	Q1:22
AVERAGE PRICE PER FOOT	\$424	\$354	\$499	\$416	\$401
AVERAGE SALES PRICE	\$425,692	\$441,353	\$632,638	\$480,462	\$490,266
AVERAGE SALES PRICE VS. LIST PRICE	100.22%	98.73%	99.87%	99.39%	98.7%
AVERAGE DOM (DAYS ON MARKET)	35	62	40	61	50
TOTAL TRANSACTIONS	13	16	18	20	15
TOTAL DOLLAR VOLUME SOLD	\$5,534,000	\$7,061,650	\$11,387,500	\$9,609,250	\$7,354,000
APPROXIMATE ABSORPTION RATE	140%	92.86%	92.86%	112.5%	151.67%
APPROXIMATE MONTHS INVENTORY SUPPLY	.71	1.08	1.08	.89	.66
TOTAL NUMBER OF UNITS LISTED	20	20	21	26	27



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SOUTH END

ALLSTON

BAY VILLAGE

BRIGHTON

CHARLESTOWN

DORCHESTER

EAST BOSTON

JAMAICA PLAIN

NORTH END

SEAPORT

SOUTH BOSTON

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