



# **Charles River Properties LLC**

## **Arlington, MA**

REPORT FOR 6/12/2021

Single-Family Homes



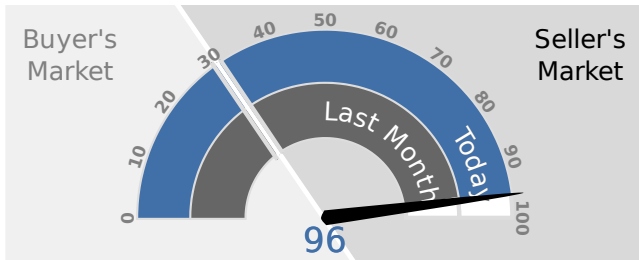
Presented by Charles O'Neill  
781.899.5300 Ext 1  
charles@charlesriver.properties

Charles River Properties LLC, also doing business as Watch City Real Estate, is a licensed Massachusetts real estate broker, license #9043. Offices in Newton and Cambridge. Main office, 113 Adams Street, Suite 2, Newton MA 02458, 781.899.5300

This week the median list price for Arlington, MA is \$950,000 with the market action index hovering around 96. This is an increase over last month's market action index of 95. Inventory has decreased to 11.

### MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



### Strong Seller's Market

Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

### MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,672,500	3,666	0.25 - 0.5 acre	3	4	32	1	1	10
\$1,100,000	2,019	8,000 - 10,000 sqft	3	3	94	3	3	0
\$949,000	1,734	0.25 - 0.5 acre	3	1	86	2	2	0
\$725,000	1,486	4,500 - 6,500 sqft	3	2	96	1	1	14

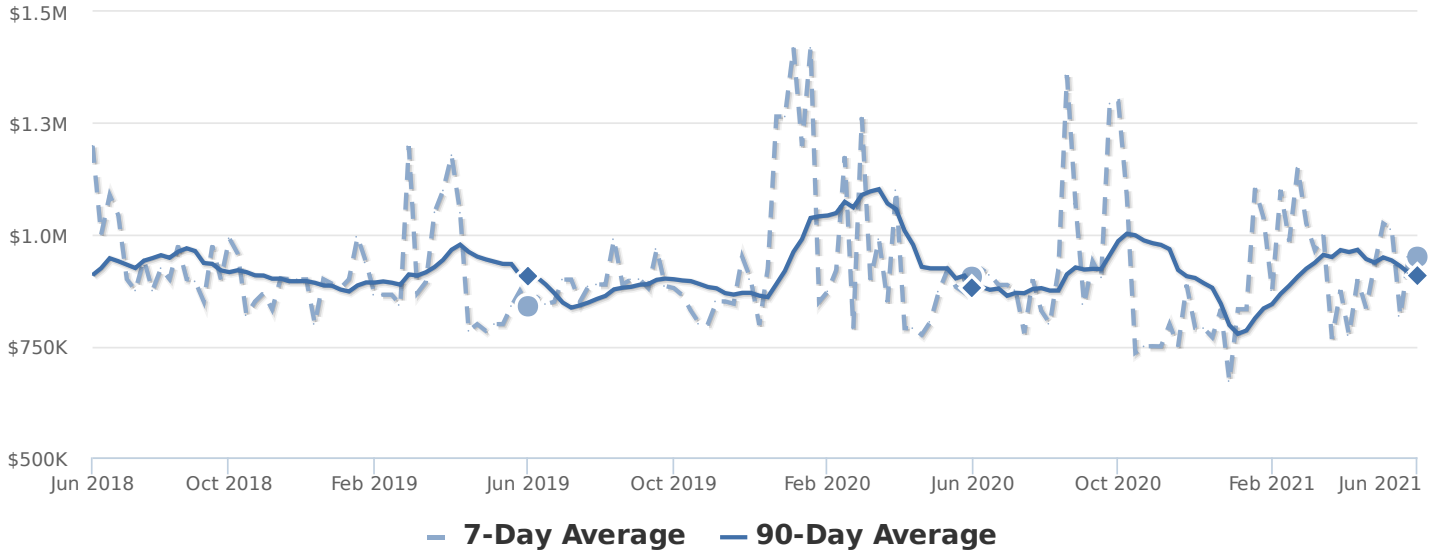
### REAL-TIME MARKET PROFILE

Median List Price		\$950,000
Median Price of New Listings		\$999,000
Per Square Foot		\$494
Average Days on Market		15
Median Days on Market		0
Price Decreased		9%
Price Increased		0%
Relisted		0%
Inventory		11
Median Rent		\$3,100
Market Action		<b>96</b>

### Strong Seller's Market

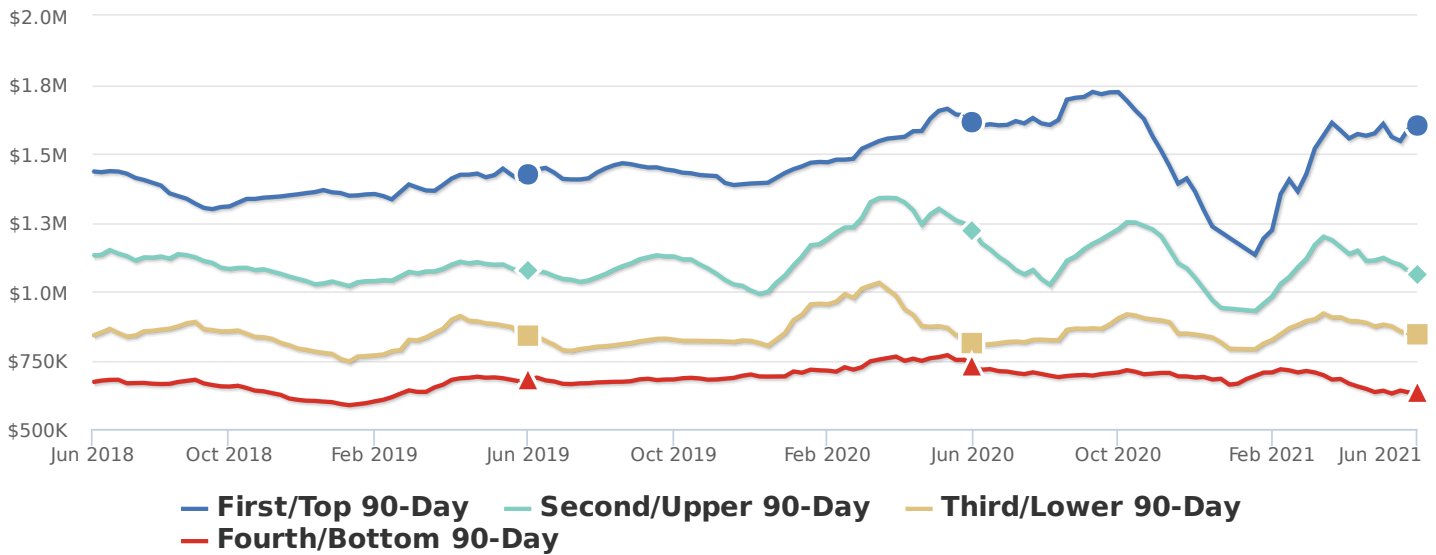
**MEDIAN LIST PRICE**

The market has been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle. The Market Action Index is a good leading indicator for the durability of this trend.



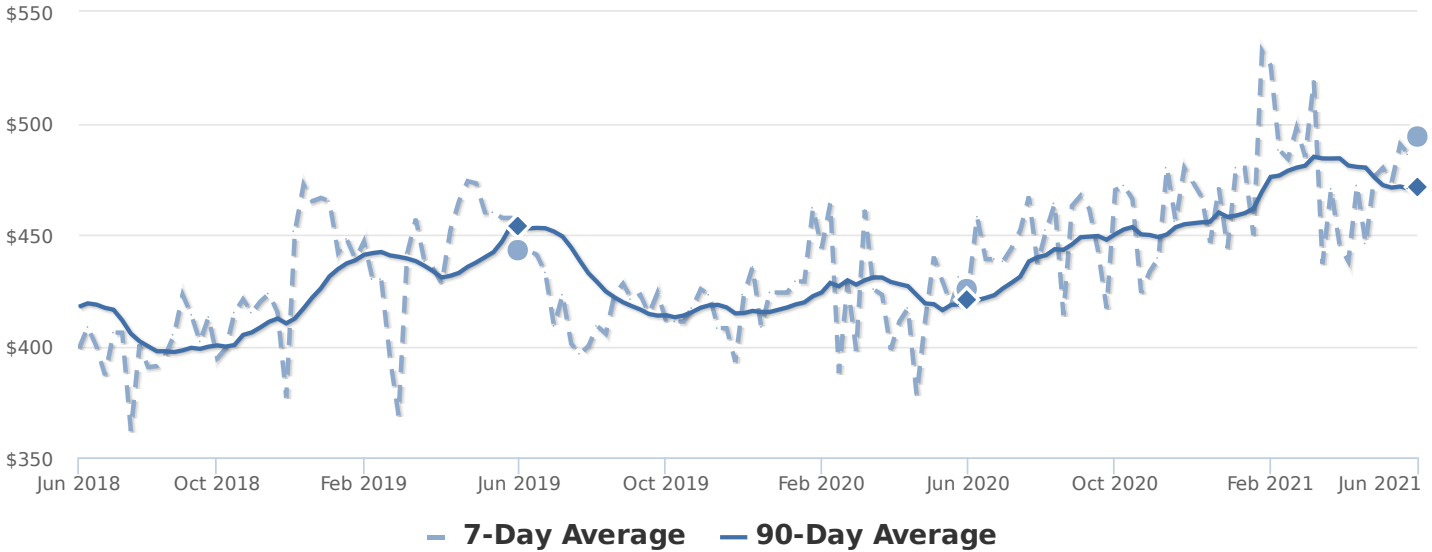
**SEGMENTS**

Pricing is on a slightly negative trend lately. Prices in Quartile 4 and 1 have been mixed recently, while the rest of the market is trending downward. Look to a strong, persistent up shift in the Market Action Index as a leading indicator of the trough in the market.



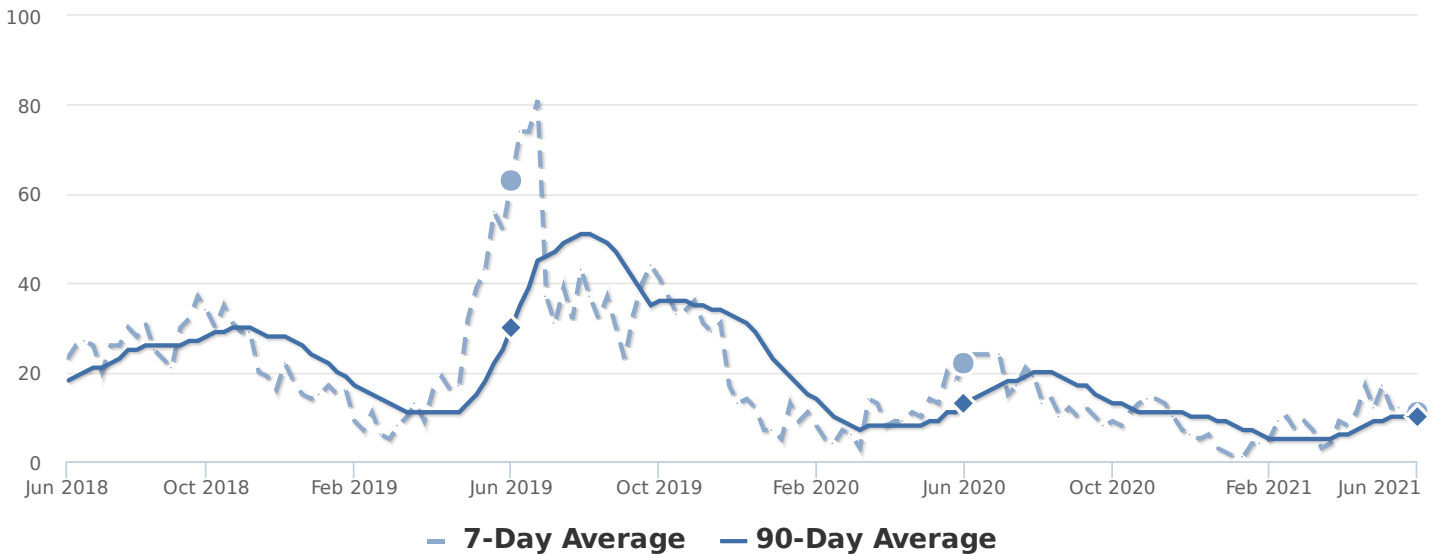
### PRICE PER SQUARE FOOT

Despite recently falling prices, the price per square foot has stayed reasonably flat. This implies that there's a portion of the market being priced at a premium. You can investigate this condition in the quartile details.



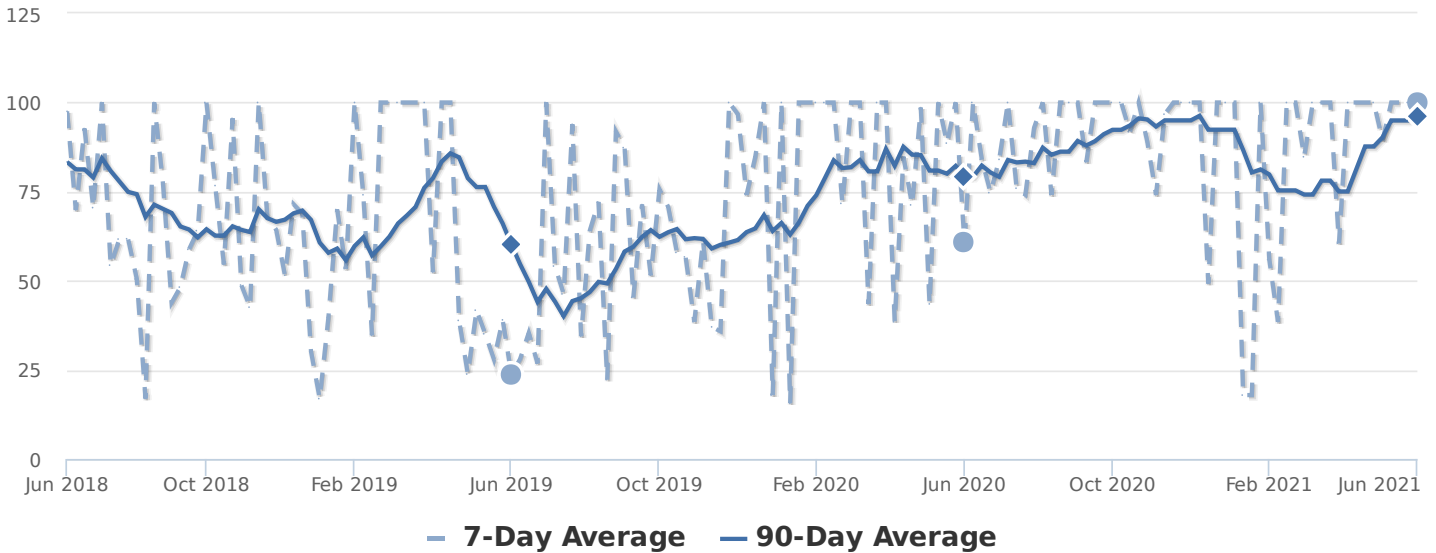
### INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



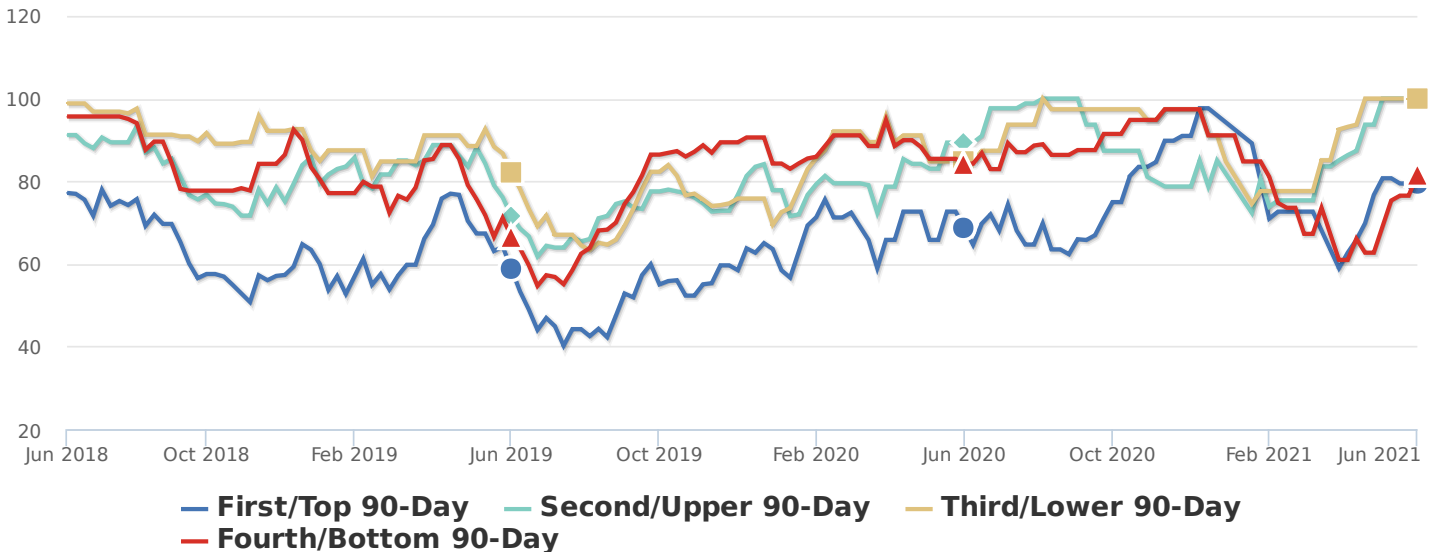
### MARKET ACTION INDEX

Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.



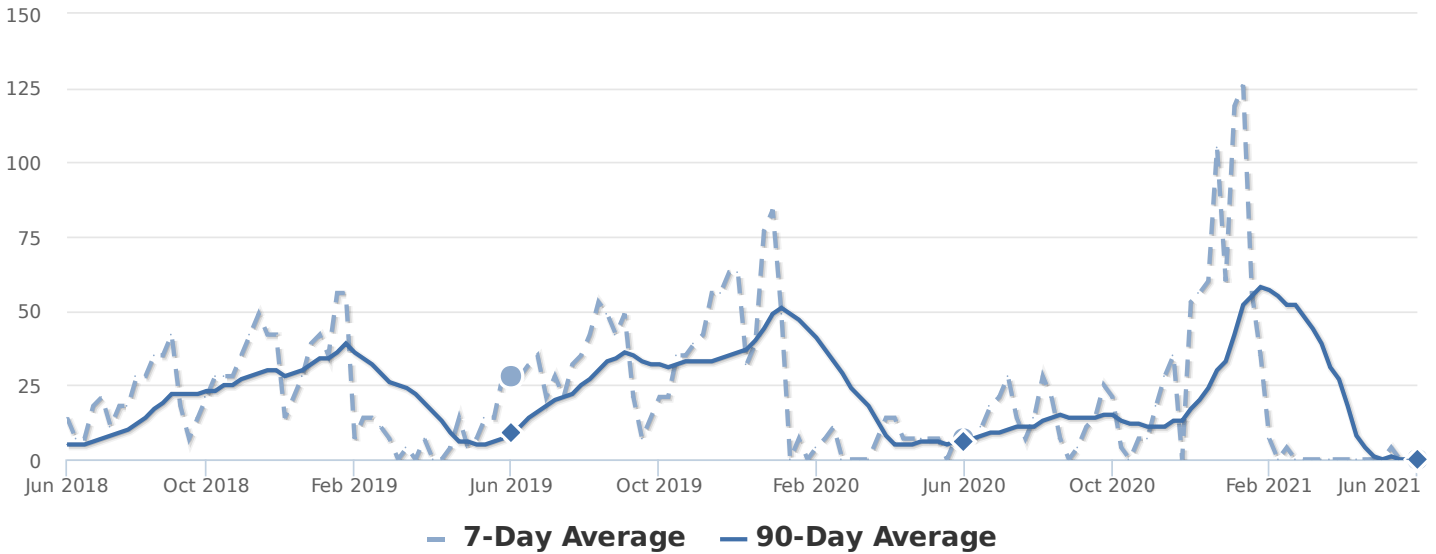
### MARKET ACTION SEGMENTS

Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



### MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 11 days. Half of the listings have come newly on the market in the past 0 or so days. Watch the 90-day DOM trend for signals of a changing market.



### SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

