



# **Charles River Properties LLC**

## **Arlington, MA**

REPORT FOR 12/8/2022

Single-Family Homes



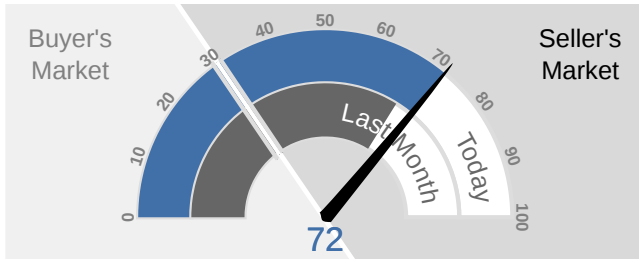
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Charles River Properties LLC, also doing business as Watch City Real Estate, is a licensed Massachusetts real estate broker, license #9043. Offices in Newton and Cambridge. Main office, 113 Adams Street, Suite 2, Newton MA 02458, 781.899.5300

This week the median list price for Arlington, MA is \$1,250,000 with the market action index hovering around 72. This is an increase over last month's market action index of 68. Inventory has decreased to 13.

### MARKET ACTION INDEX

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



**Strong Seller's Market**

While the Market Action Index shows some strengthening in the last few weeks, prices have settled in a bit of a plateau. We are currently in a Seller's market so prices will likely resume their climb should this trend persist.

### REAL-TIME MARKET PROFILE

Median List Price		\$1,250,000
Median Price of New Listings		\$937,500
Per Square Foot		\$488
Average Days on Market		71
Median Days on Market		49
Price Decreased		69%
Price Increased		0%
Relisted		0%
Inventory		13
Median Rent		\$3,200
Market Action		72

**Strong Seller's Market**

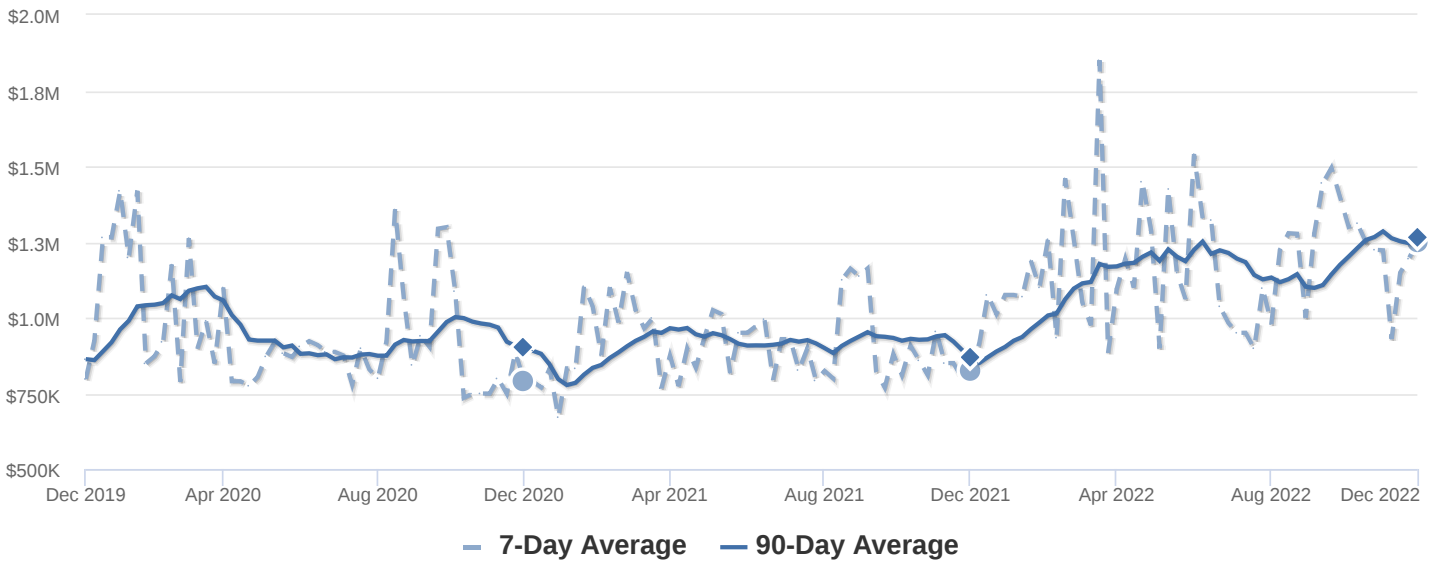
### MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,975,000	5,070	6,500 - 8,000 sqft	5	3.5	0	0	1	77
\$1,480,000	3,115	4,500 - 6,500 sqft	5	3.5	67	0	1	49
\$1,195,000	2,126	8,000 - 10,000 sqft	5	2.5	66	1	1	35
\$706,950	1,367	6,500 - 8,000 sqft	3	1.8	83	1	3	87

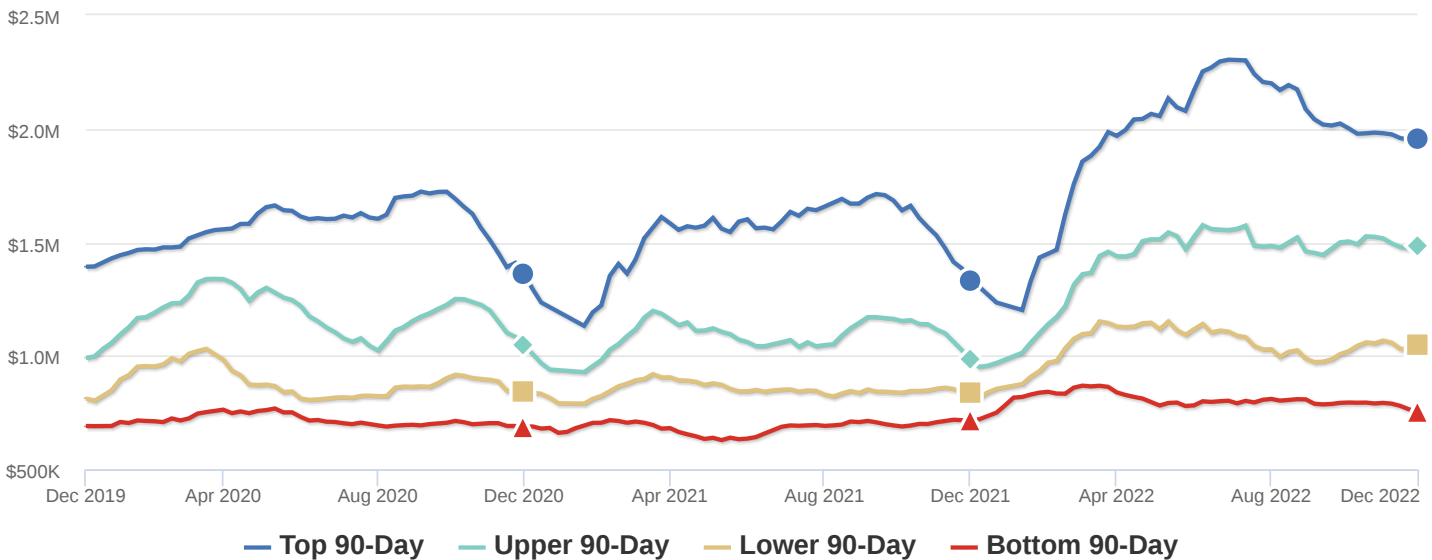
MEDIAN LIST PRICE

Despite this week's up tic, the market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this shift.



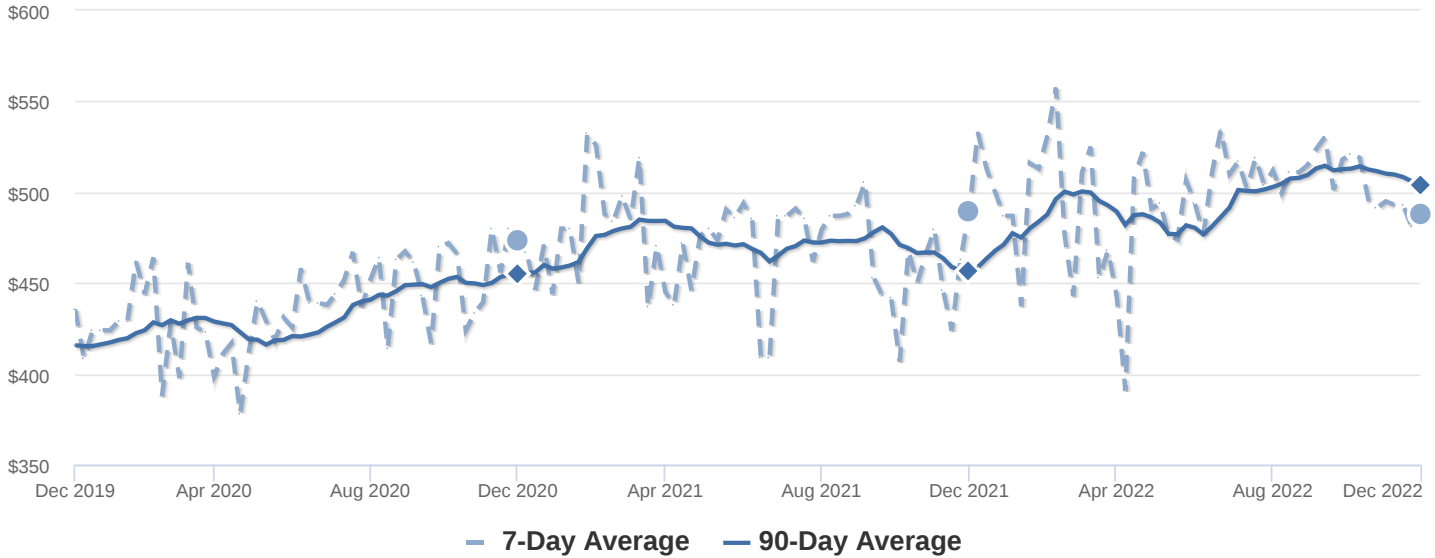
SEGMENTS

Prices have been mixed-to-negative trends in recent weeks. Quartile 4 is down, while the rest of the market is basically flat. Look to the Market Action Index to determine if this plateau is the stage for a prolonged price decline.



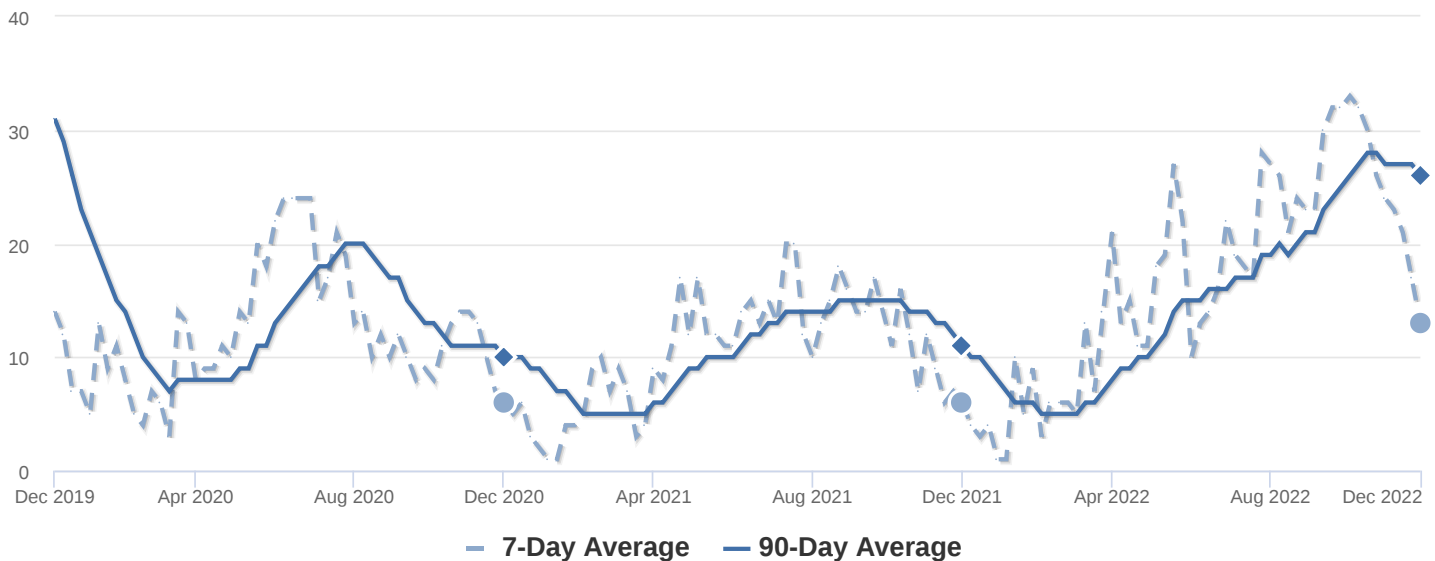
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



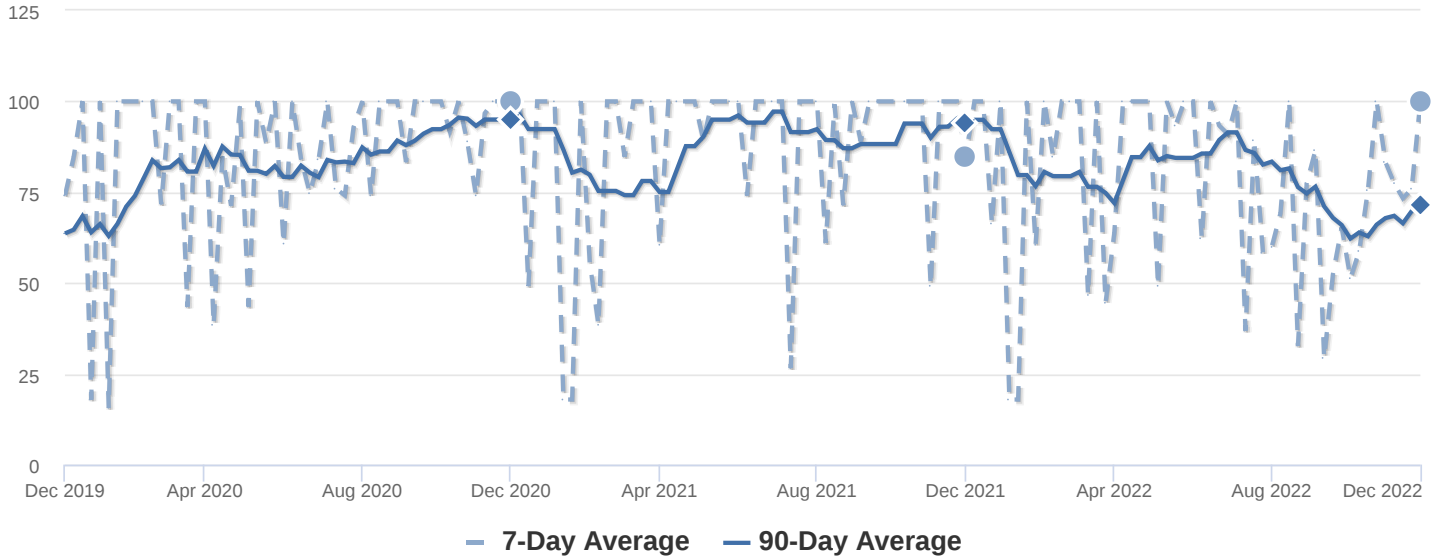
INVENTORY

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



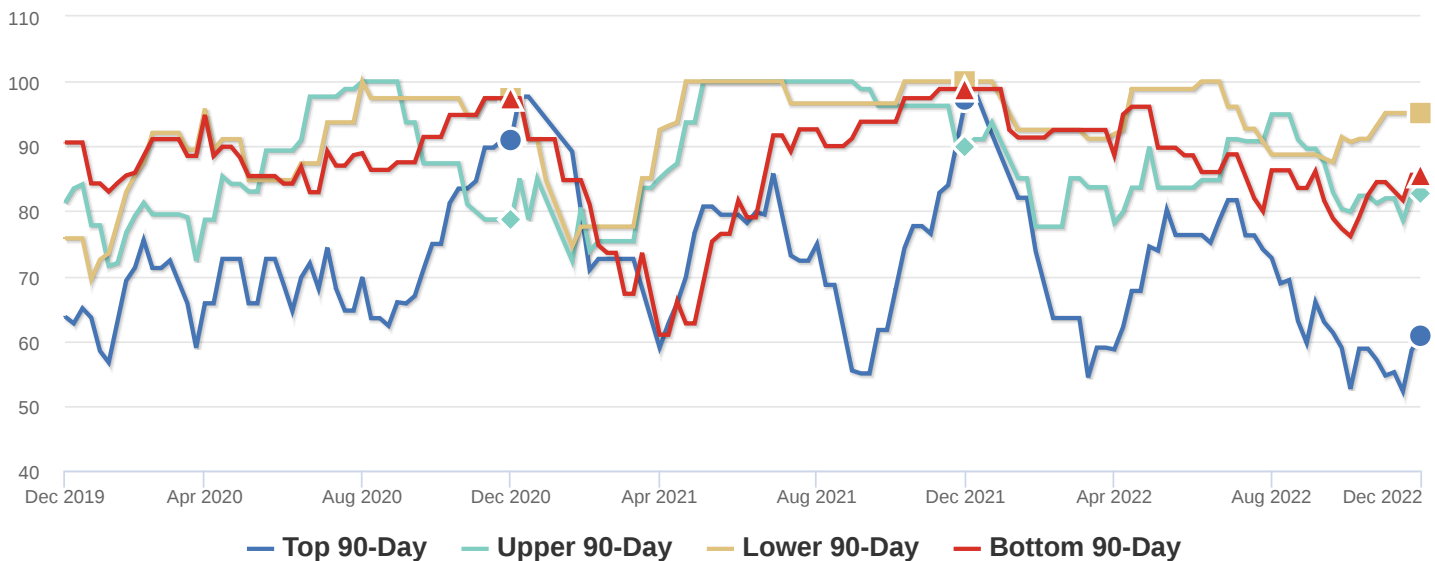
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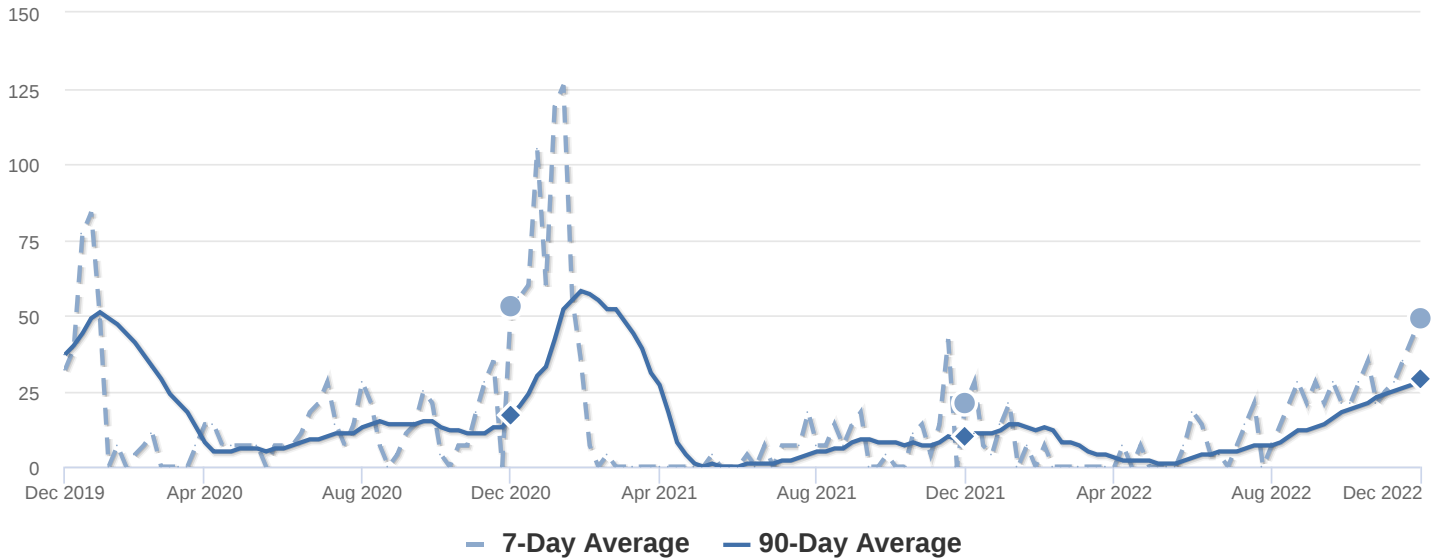
### MARKET ACTION SEGMENTS

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 46 days. Half of the listings have come newly on the market in the past 29 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.

