



Charles River Properties LLC

Arlington, MA

REPORT FOR 6/12/2021

Condos/Townhomes



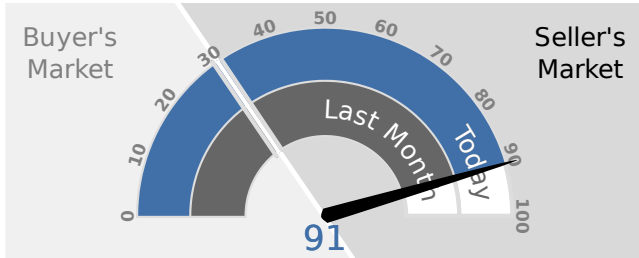
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Charles River Properties LLC, also doing business as Watch City Real Estate, is a licensed Massachusetts real estate broker, license #9043. Offices in Newton and Cambridge. Main office, 113 Adams Street, Suite 2, Newton MA 02458, 781.899.5300

This week the median list price for Arlington, MA is \$699,700 with the market action index hovering around 91. This is about the same as last month's market action index of 91. Inventory has increased to 13.

MARKET ACTION INDEX

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



Strong Seller's Market

In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have recently resumed upward pressure.

REAL-TIME MARKET PROFILE

Median List Price		\$699,700
Median Price of New Listings		\$699,000
Per Square Foot		\$468
Average Days on Market		16
Median Days on Market		0
Price Decreased		31%
Price Increased		0%
Relisted		0%
Inventory		13
Median Rent		\$2,356
Market Action		91

Strong Seller's Market

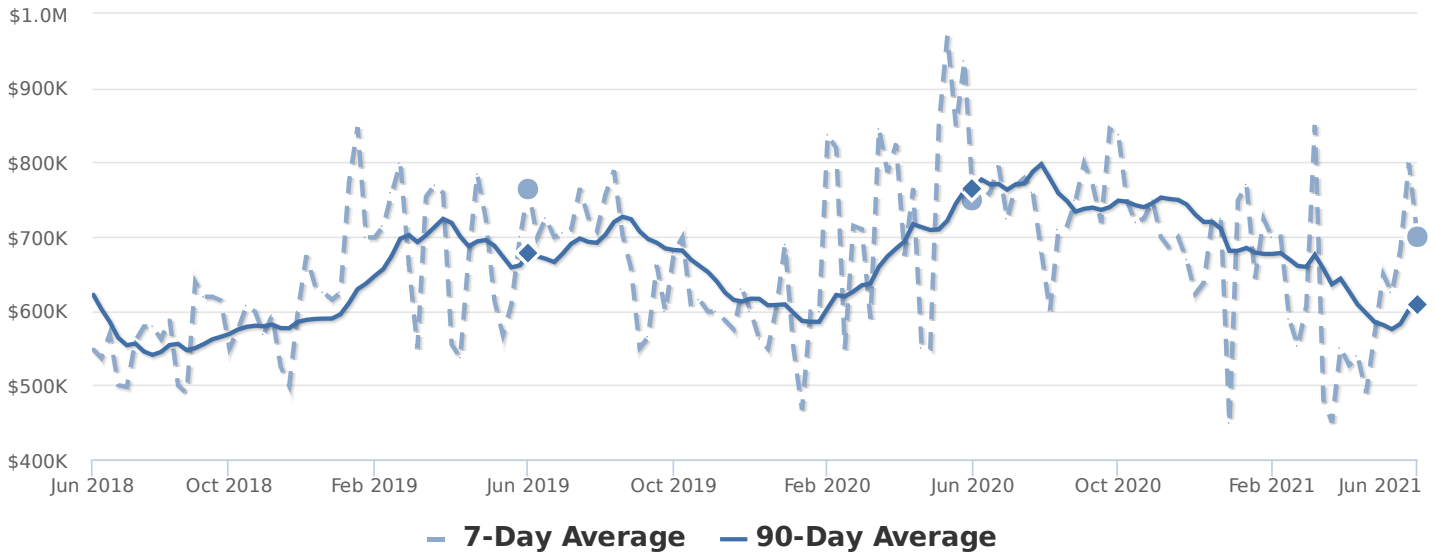
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$875,000	1,867	8,000 - 10,000 sqft	3	3	111	1	1	14
\$740,000	1,987	4,500 - 6,500 sqft	3	2	81	2	3	0
\$699,000	1,390	4,500 - 6,500 sqft	2	2	97	1	2	7
\$507,000	996	4,500 - 6,500 sqft	2	1	81	3	3	0

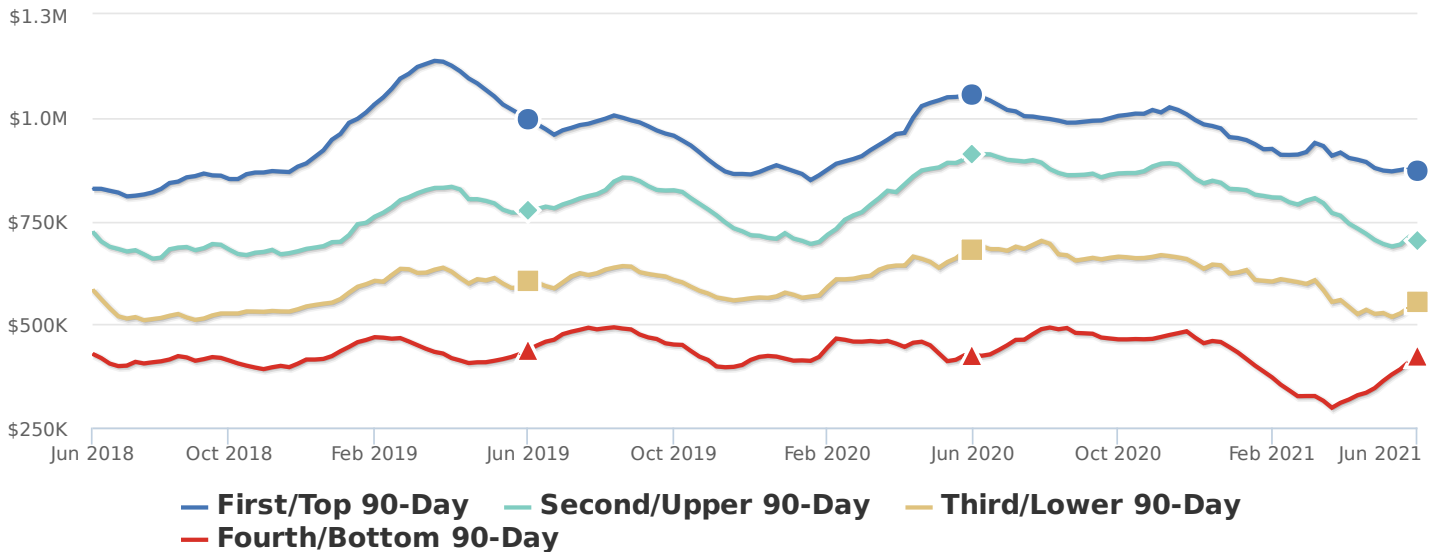
MEDIAN LIST PRICE

The market continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index as a leading indicator for how long this trend will last.



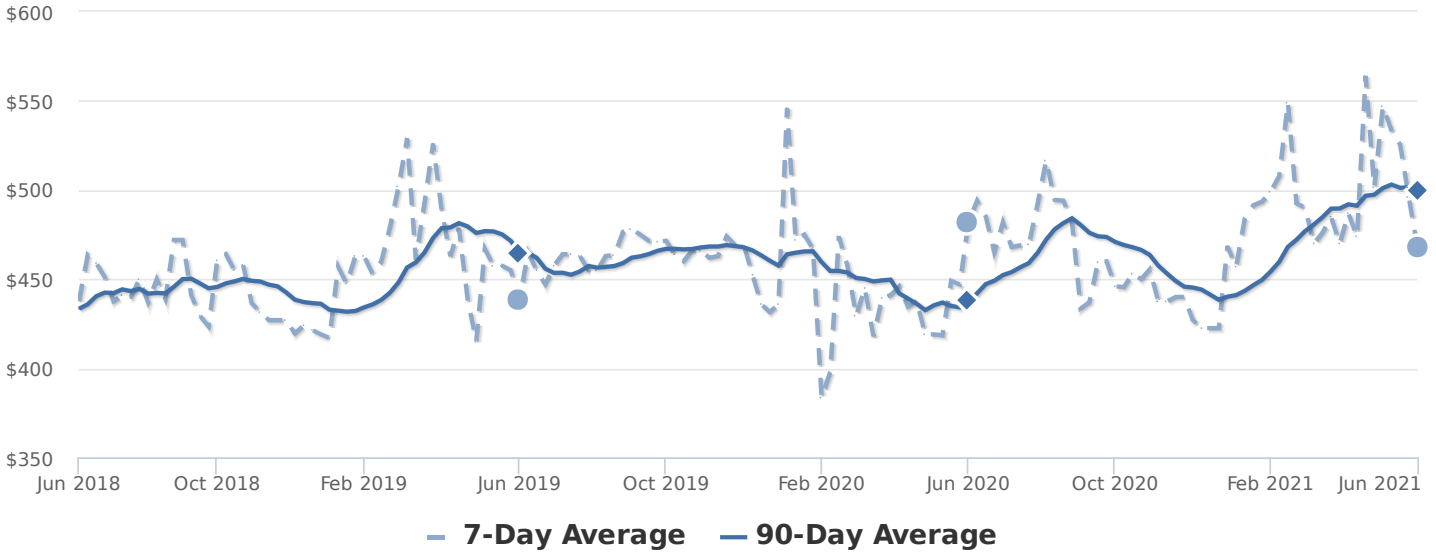
SEGMENTS

Pricing in the upper-half of the market (Quartiles 1 and 2) has been relatively flat recently while the lower-half prices have remained strong. Quartiles 3 and 4 have been increasing in the last few weeks. Look to the Market Action Index Quartile breakdown for a leading indicator on which group will lead the market in the near future.



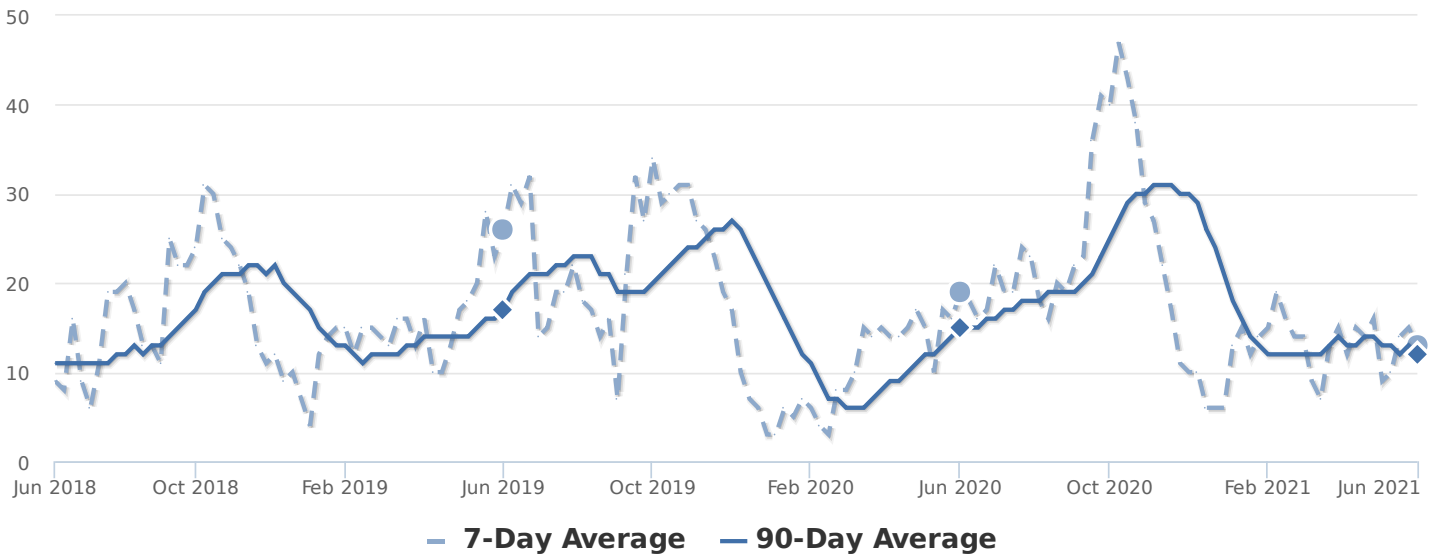
PRICE PER SQUARE FOOT

In a market where prices are rising mildly, price per square foot is essentially flat. This often implies that new homes coming on the market are pricier, and also larger than older homes. As a result the value one can buy stays the same.



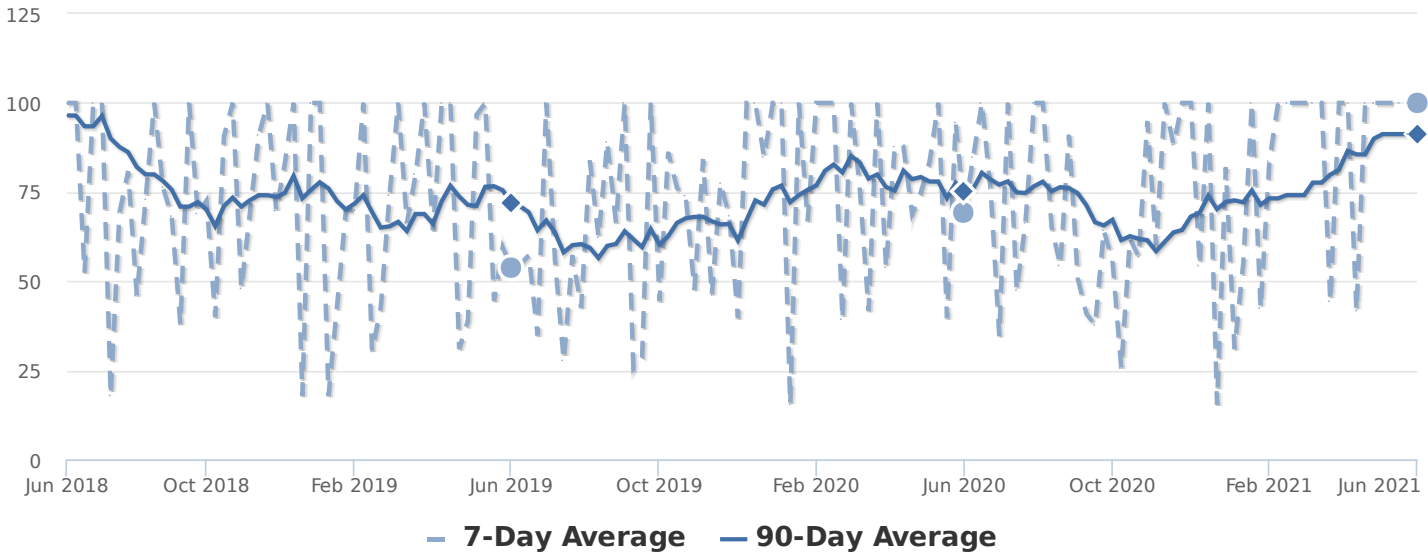
INVENTORY

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.



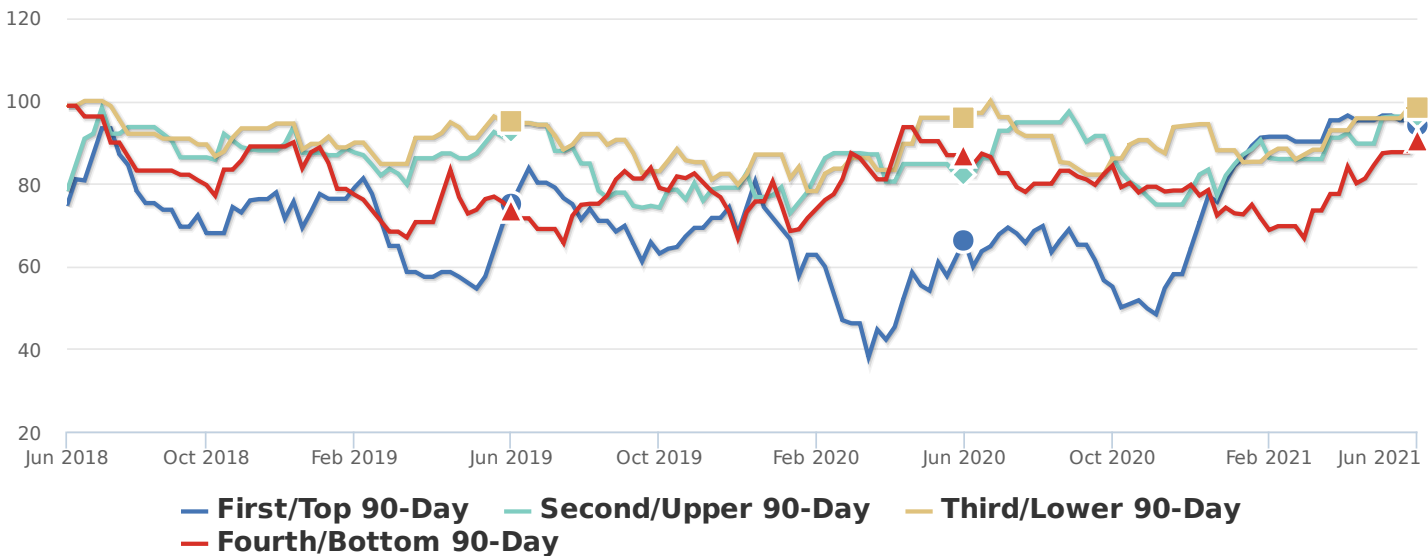
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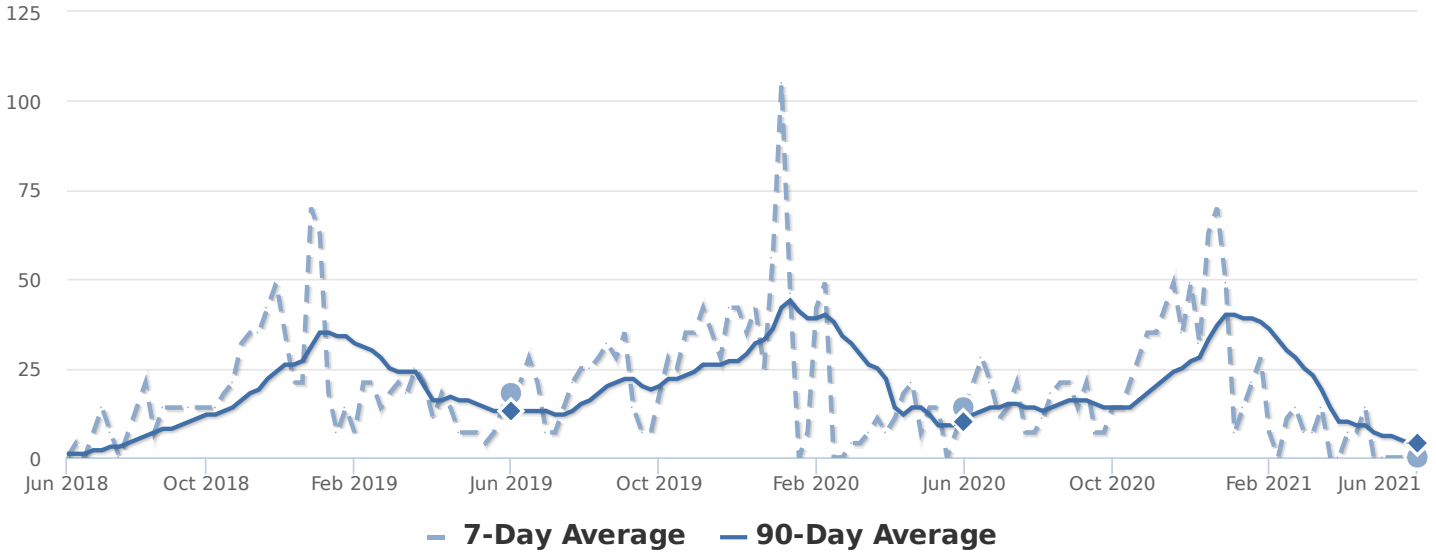
MARKET ACTION SEGMENTS

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 16 days. Half of the listings have come newly on the market in the past 4 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.

