



# **Charles River Properties LLC**

## **Arlington, MA**

REPORT FOR 12/8/2022

Condos/Townhomes



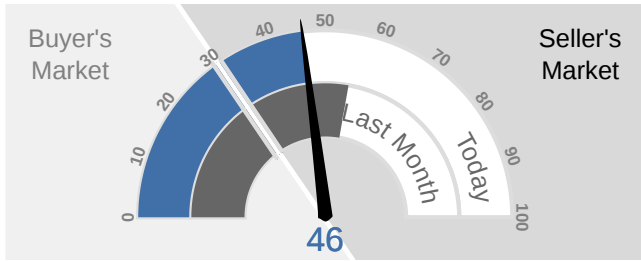
Presented by Charles O'Neill  
781.899.5300 Ext 1  
charles@charlesriver.properties

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 \$982,000 with the market action index hovering around 46. This is less than last month's market action index of 56. Inventory has decreased to 36.

### MARKET ACTION INDEX

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



**Strong Seller's Market**

Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.

### REAL-TIME MARKET PROFILE

Median List Price		\$982,000
Median Price of New Listings		\$489,000
Per Square Foot		\$528
Average Days on Market		53
Median Days on Market		42
Price Decreased		72%
Price Increased		0%
Relisted		3%
Inventory		36
Median Rent		\$2,800
Market Action		46

**Strong Seller's Market**

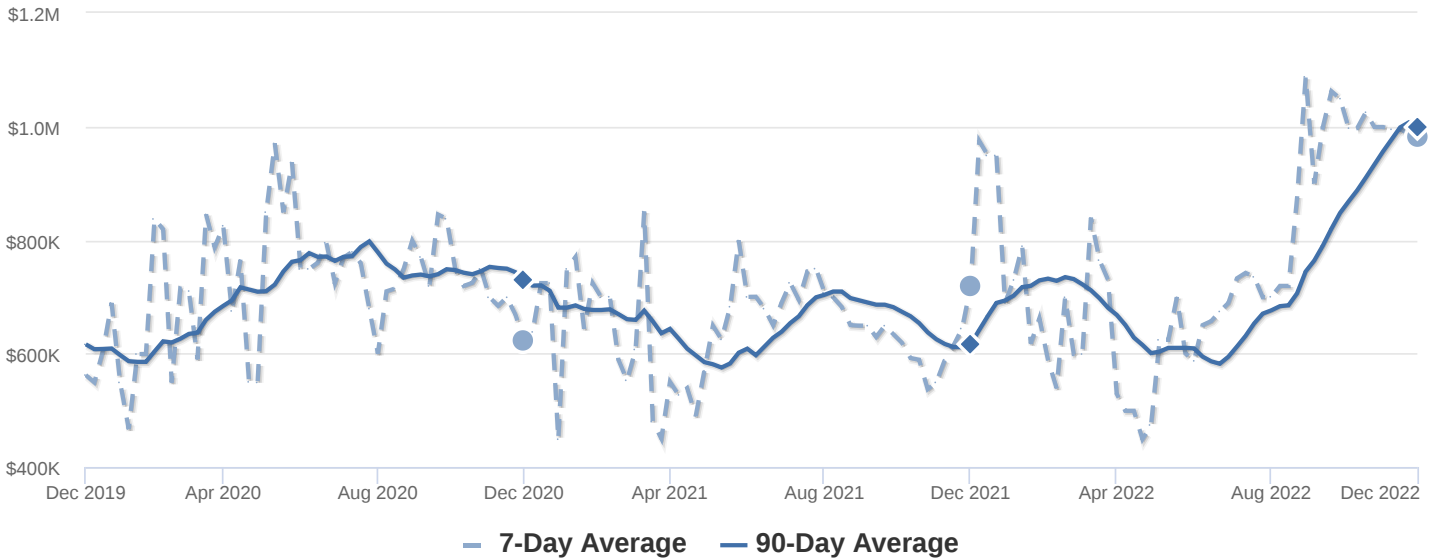
### MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,375,000	3,010	6,500 - 8,000 sqft	4	3.5	0	0	0	91
\$1,024,000	1,894	6,500 - 8,000 sqft	3	2.5	101	0	1	42
\$949,000	1,840	4,500 - 6,500 sqft	3	2	97	0	0	42
\$549,000	981	-	2	1	96	2	1	35

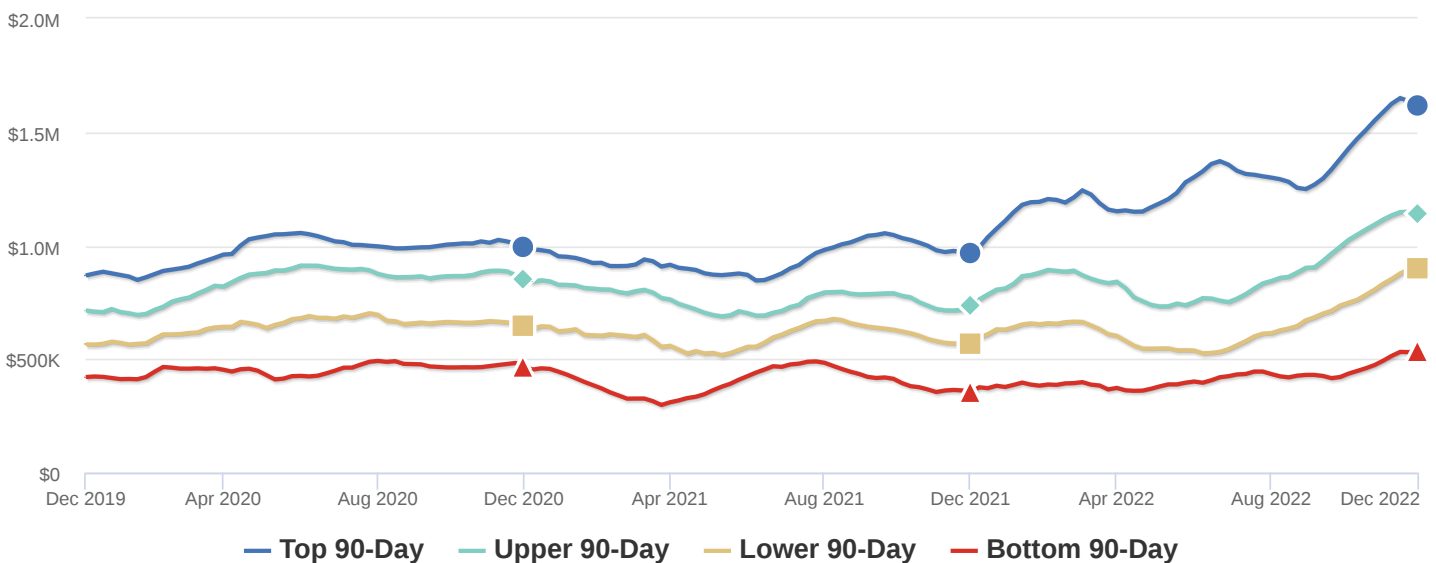
MEDIAN LIST PRICE

This week saw relatively little price change from last week. However, prices continue to demonstrate a nice up trend over the last several weeks.



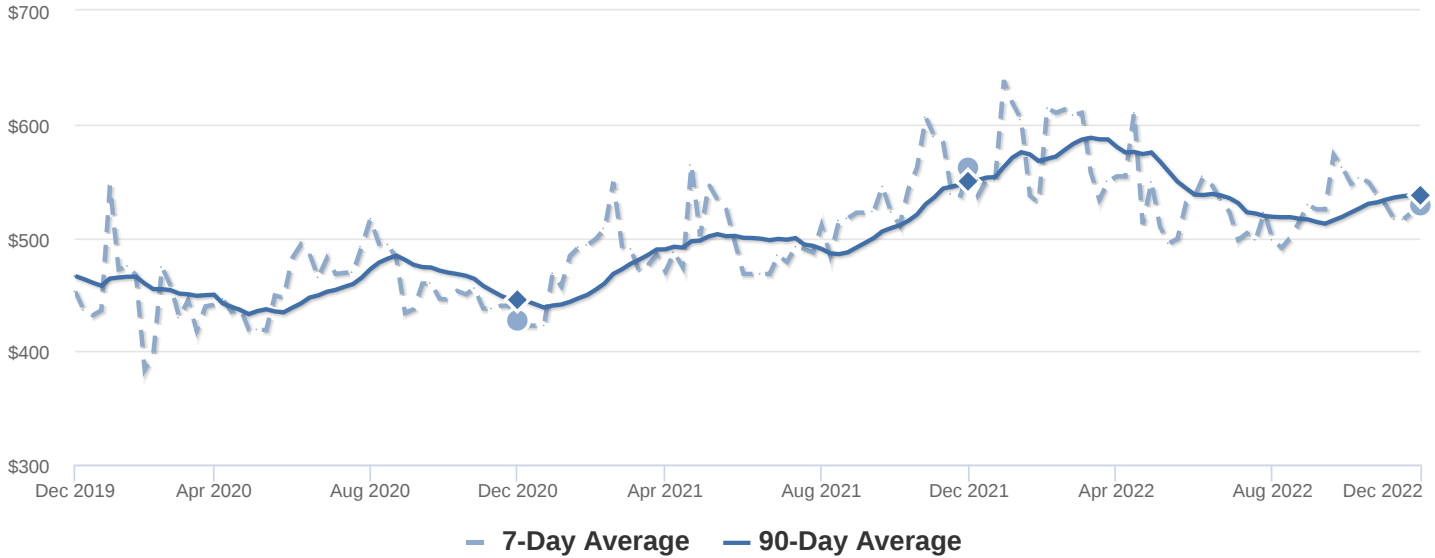
SEGMENTS

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.



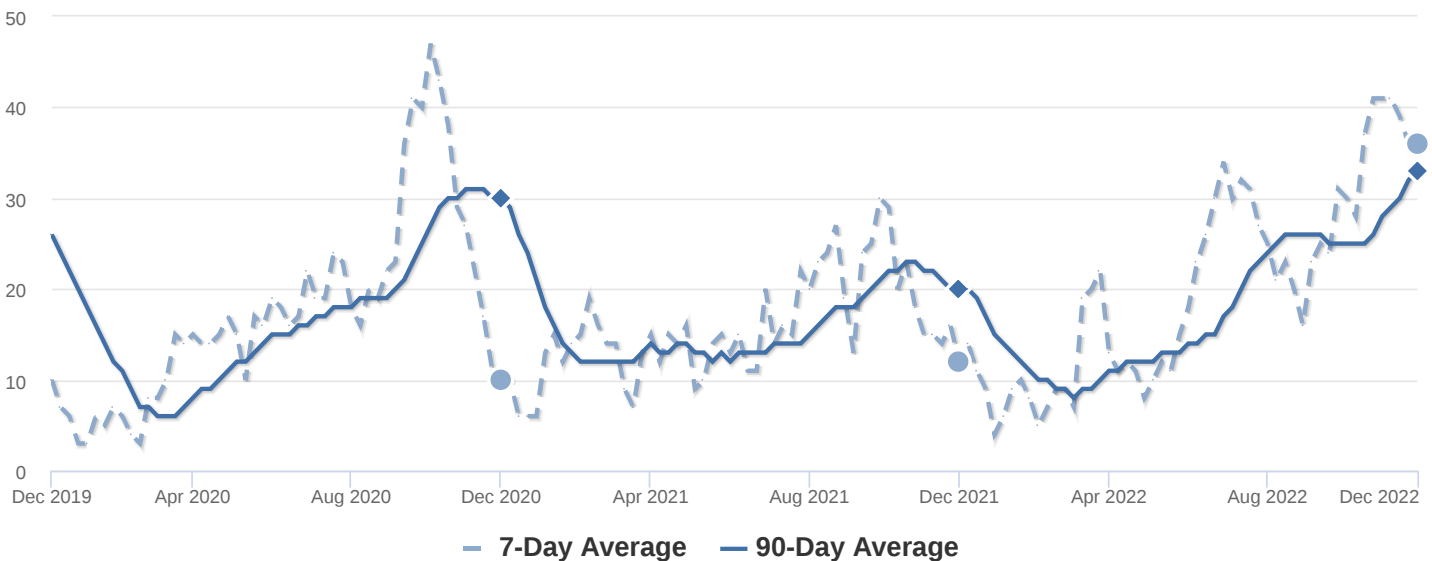
PRICE PER SQUARE FOOT

In a market where prices are rising fairly consistently, 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.



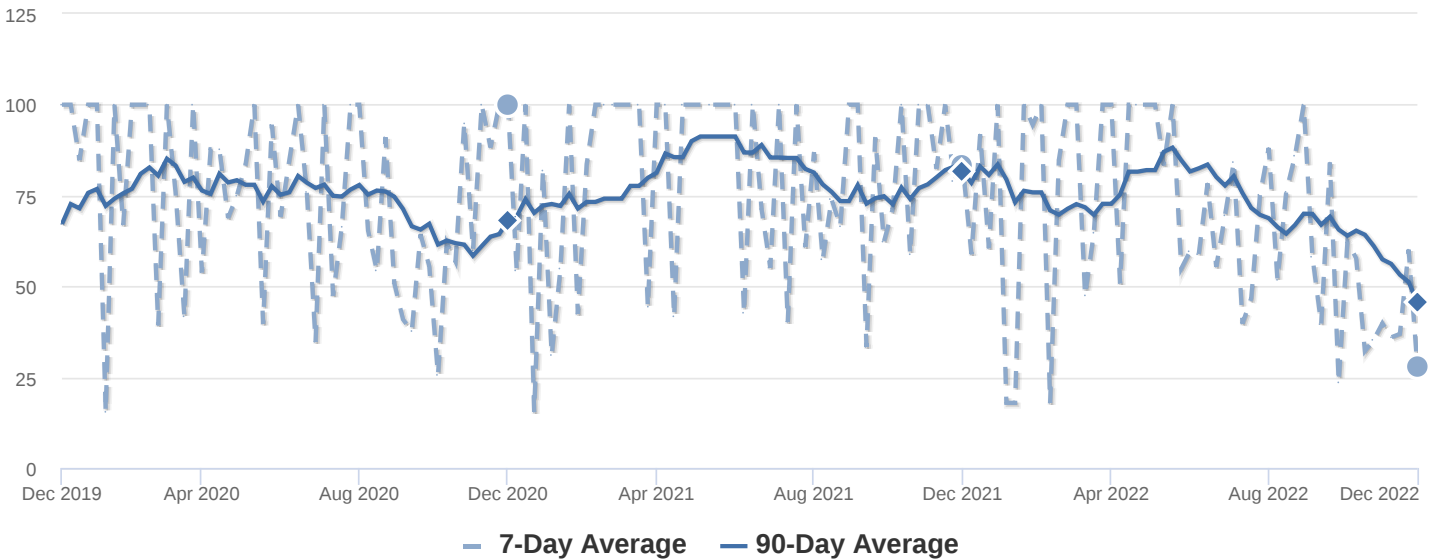
INVENTORY

Inventory has been 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.



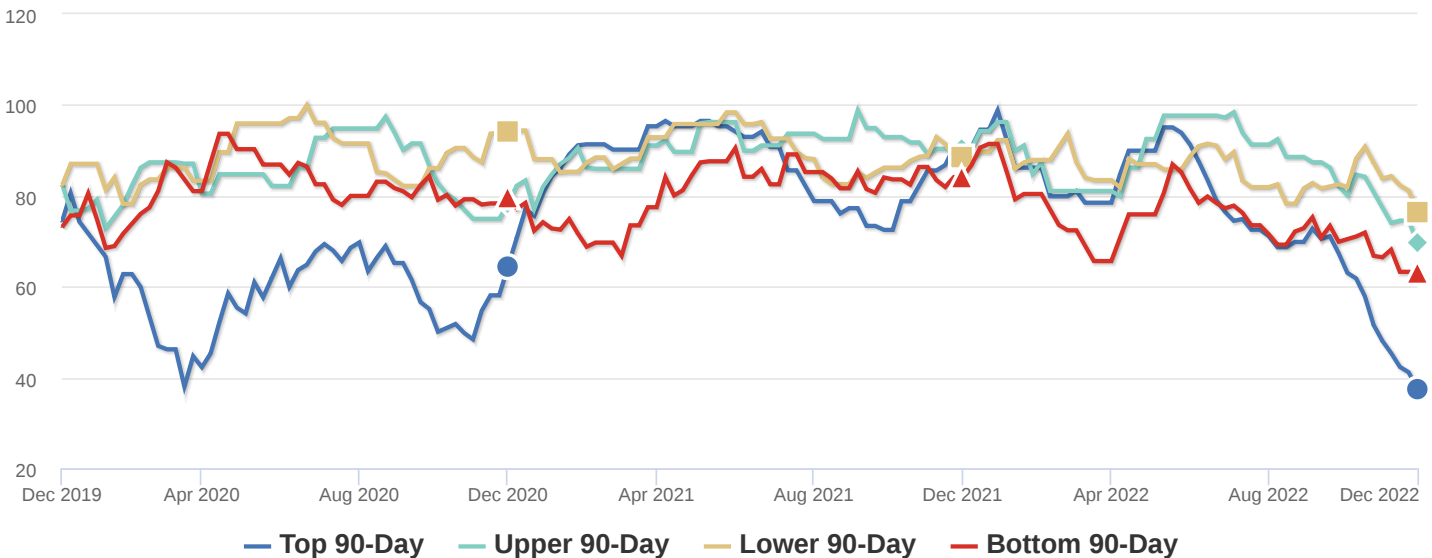
MARKET ACTION INDEX

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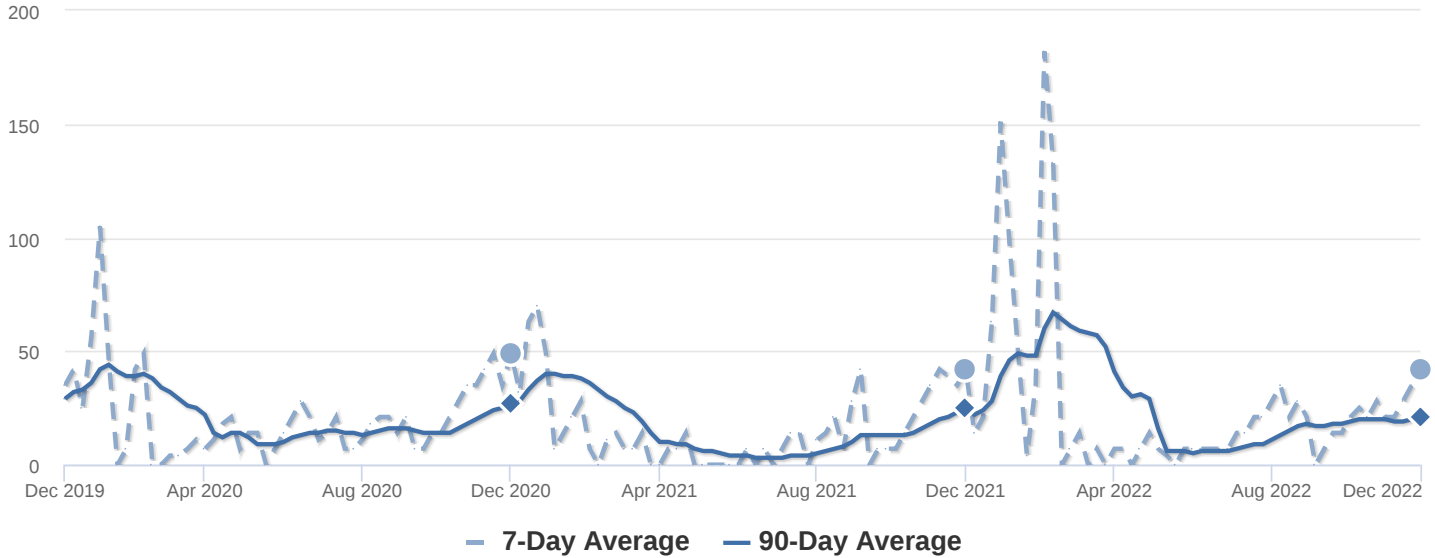
MARKET ACTION SEGMENTS

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 35 days. Half of the listings have come newly on the market in the past 21 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.

