



# **Charles River Properties LLC**

**Billerica, MA 01821**

REPORT FOR 12/8/2022

Single-Family Homes



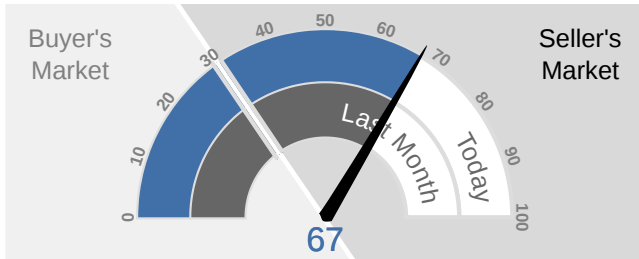
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Charles River Properties LLC, also doing business as Watch City Real Estate, is a licensed Massachusetts real estate broker, license #9043. Offices in Newton and Cambridge. Main office, 113 Adams Street, Suite 2, Newton MA 02458, 781.899.5300

This week the median list price for Billerica, MA 01821 is \$839,900 with the market action index hovering around 67. This is about the same as last month's market action index of 67. 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 not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

**REAL-TIME MARKET PROFILE**

Median List Price		\$839,900
Median Price of New Listings		\$449,900
Per Square Foot		\$324
Average Days on Market		77
Median Days on Market		49
Price Decreased		31%
Price Increased		0%
Relisted		8%
Inventory		13
Median Rent		\$3,425
Market Action		67

**Strong Seller's Market**

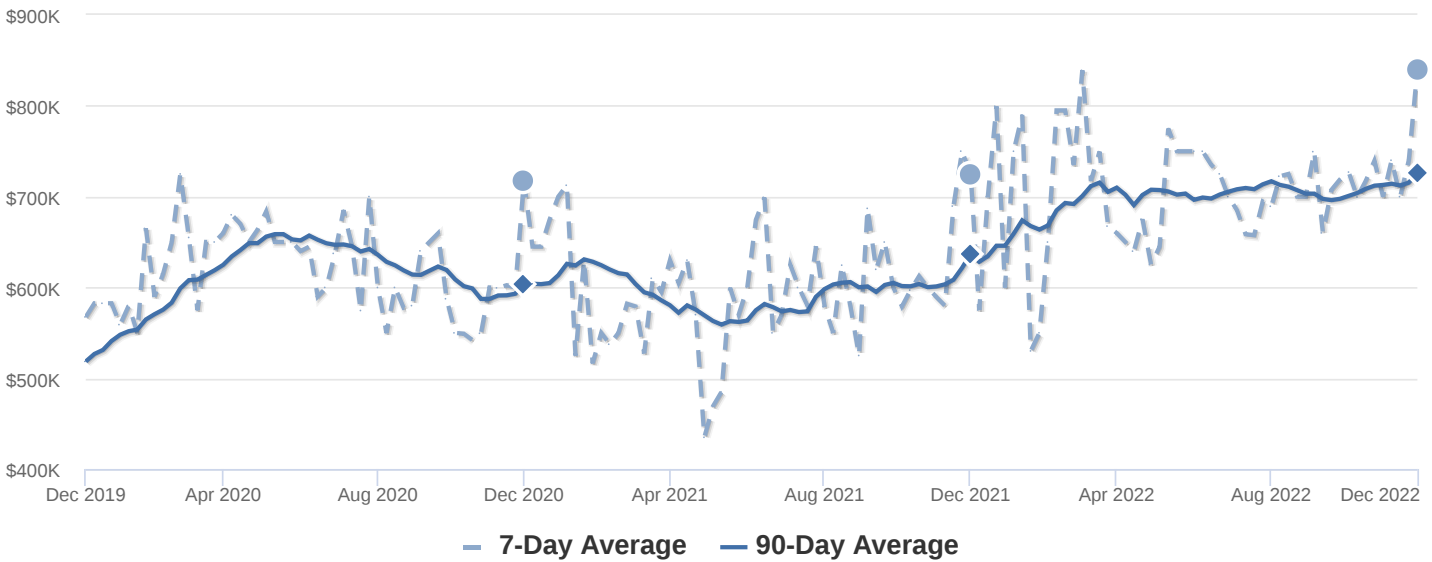
**MARKET SEGMENTS**

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,249,000	3,172	1 - 2.5 acres	4	2.5	0	0	0	28
\$849,900	2,792	1 - 2.5 acres	4	3	20	0	0	119
\$740,000	2,252	0.25 - 0.5 acre	3	2	56	0	1	28
\$554,450	1,971	0.25 - 0.5 acre	3	1.8	56	1	2	45

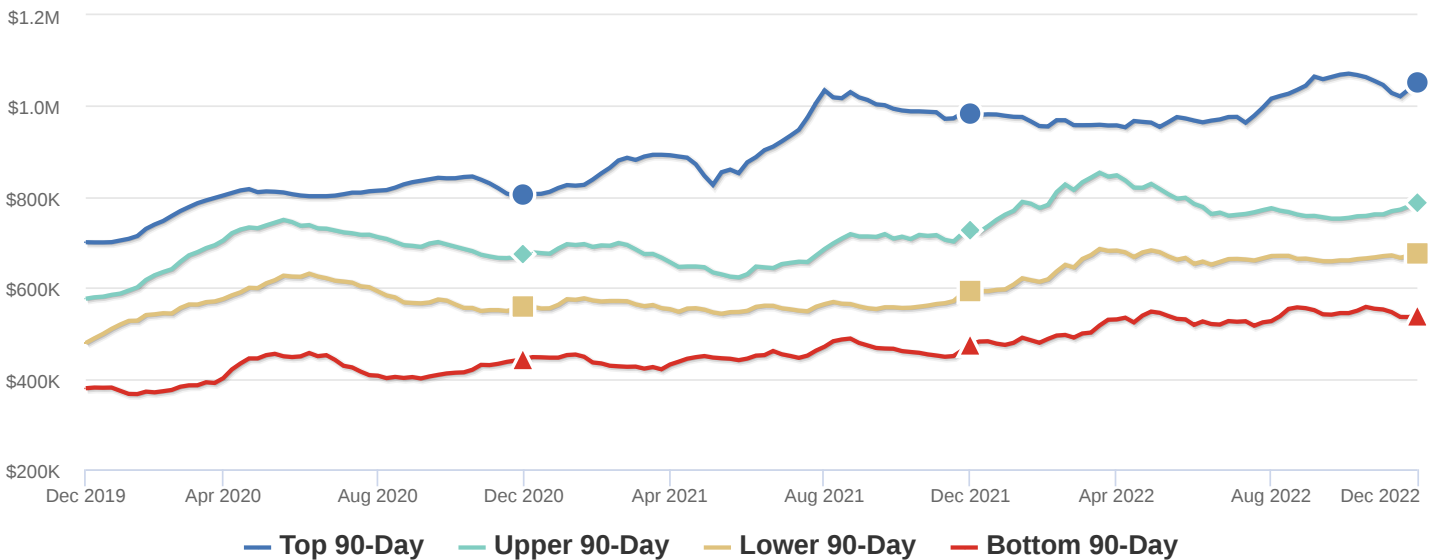
**MEDIAN LIST PRICE**

We continue to see prices in this zip bounce around these current levels. Look for a persistent change in the Market Action Index before we see prices deviate significantly from here.



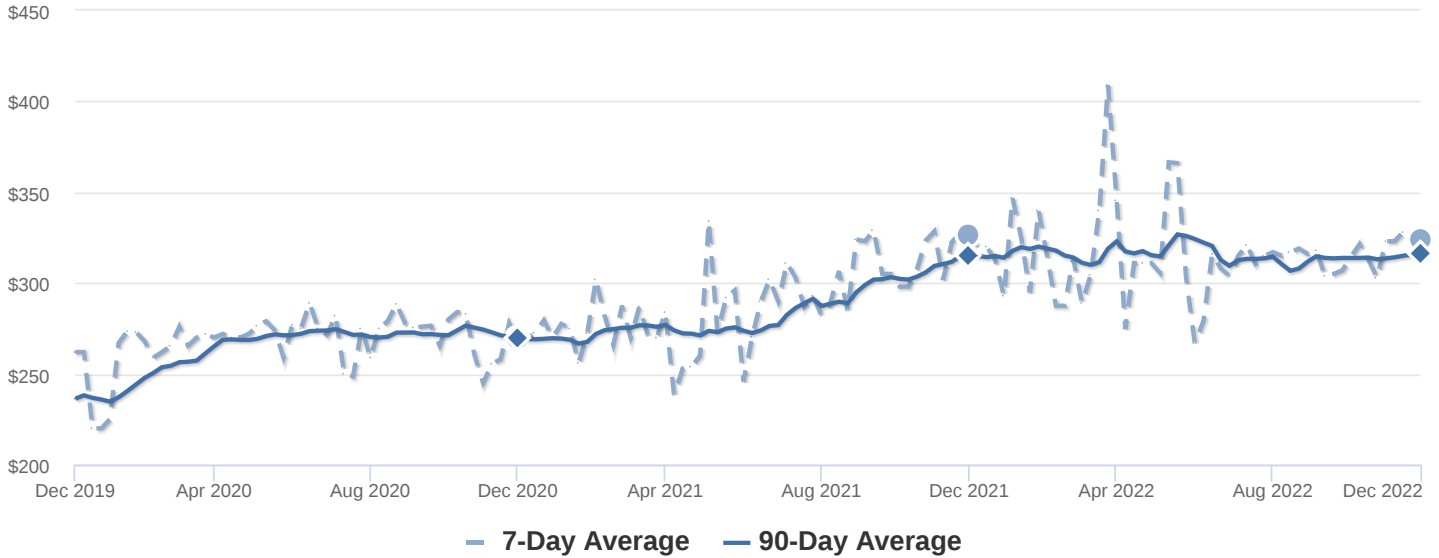
**SEGMENTS**

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



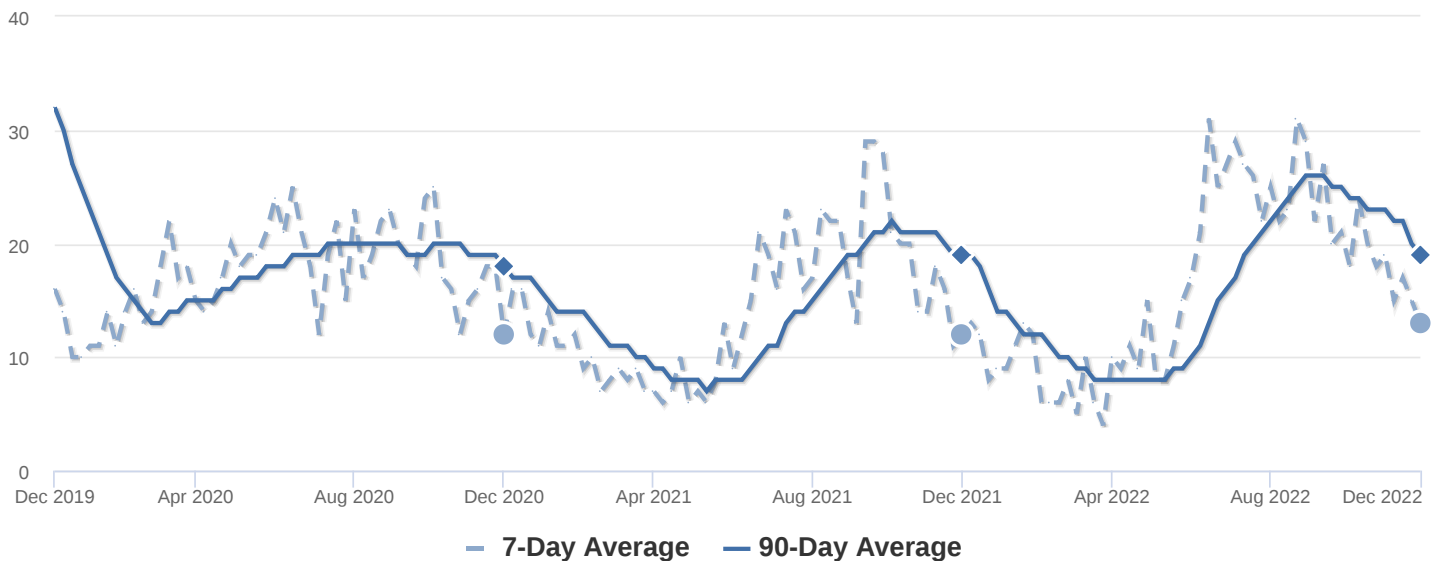
PRICE PER SQUARE FOOT

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.



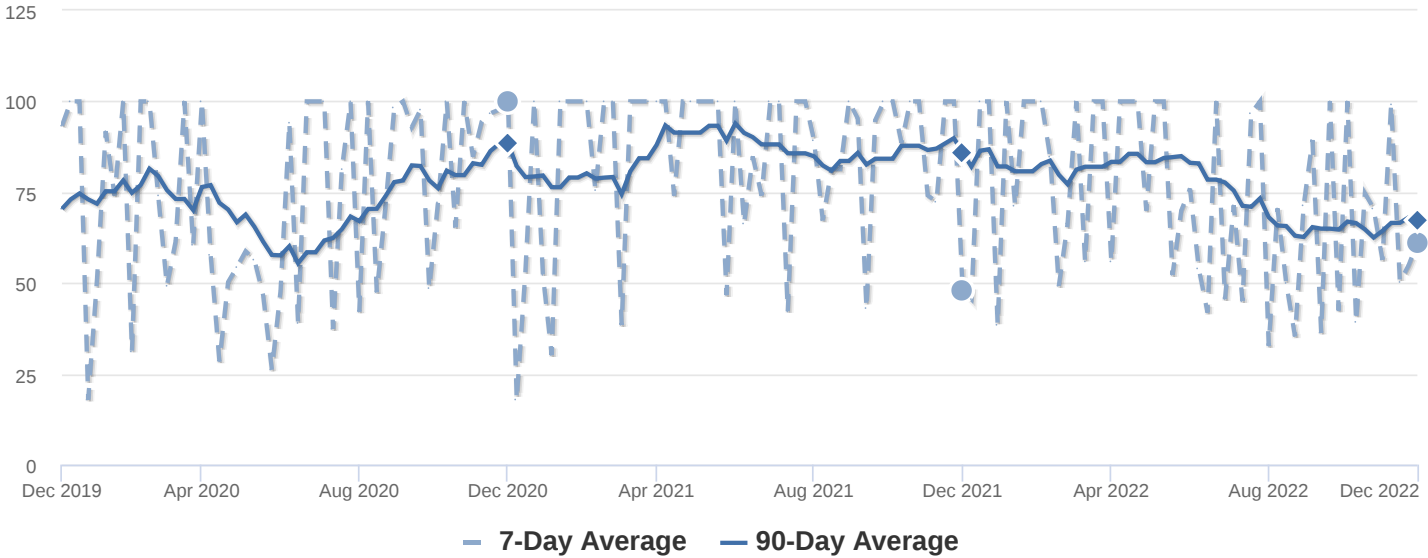
INVENTORY

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.



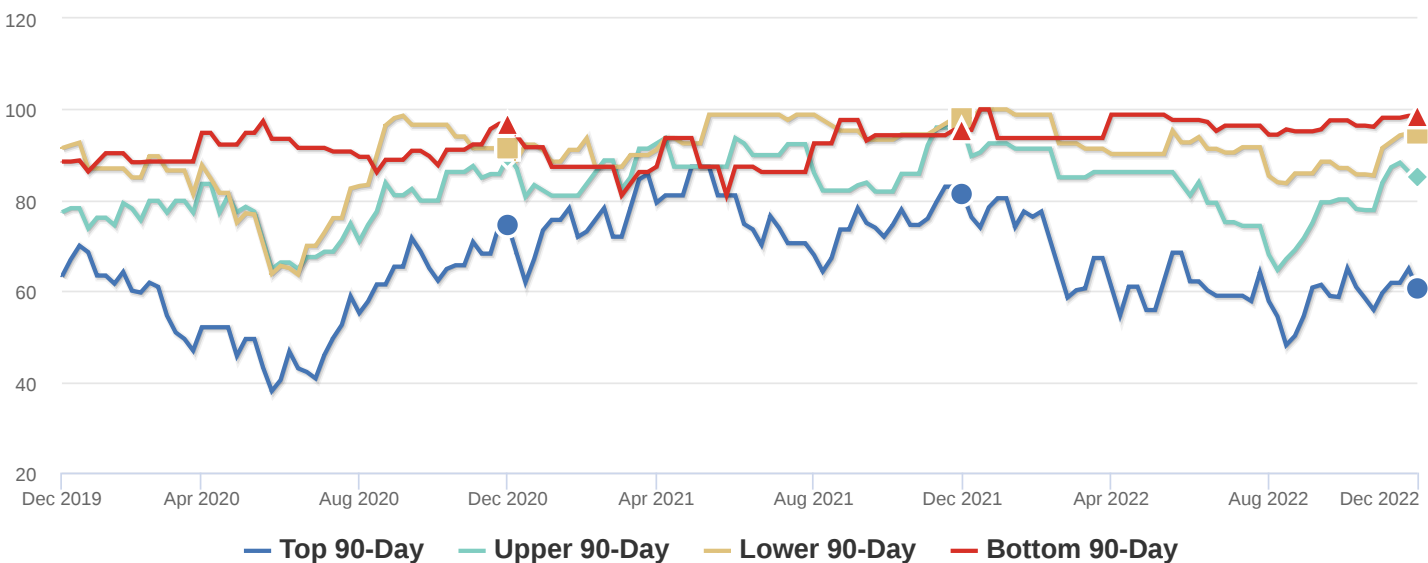
MARKET ACTION INDEX

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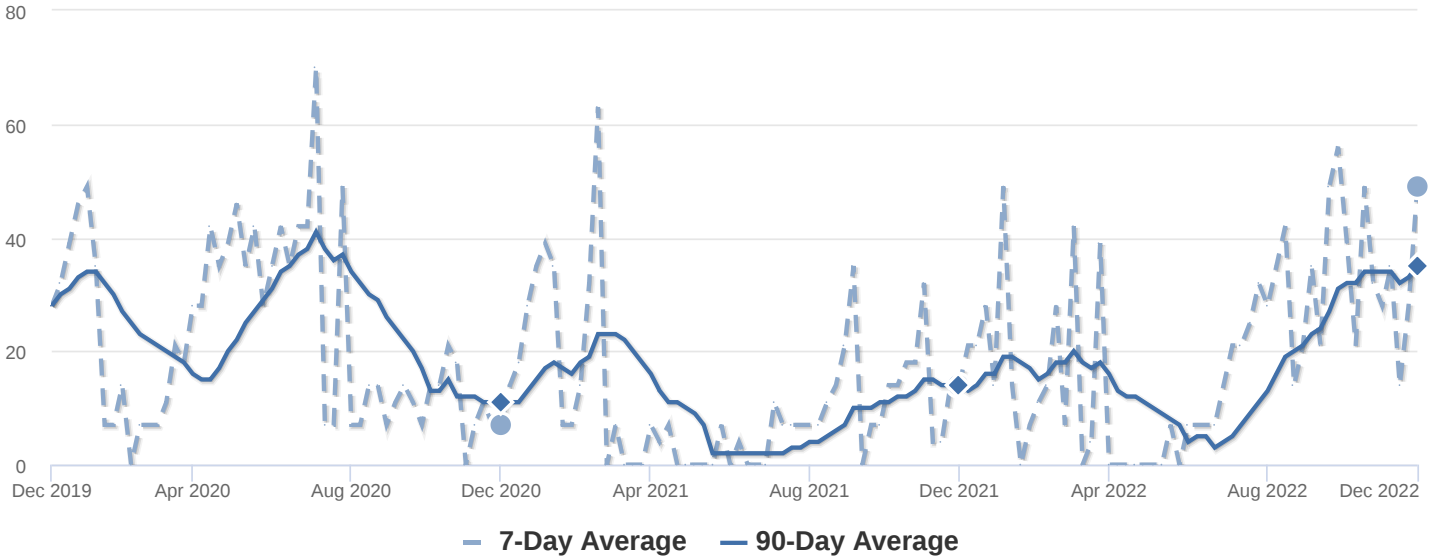
MARKET ACTION SEGMENTS

Not surprisingly, all segments in this zip code 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 77 days. Half of the listings have come newly on the market in the past 35 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.

