



# **Charles River Properties LLC**

## **Watertown, MA**

REPORT FOR 6/12/2021

Single-Family Homes



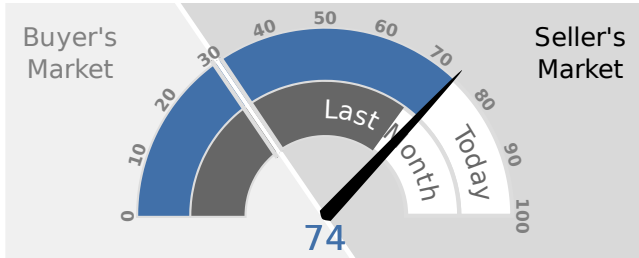
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Charles River Properties LLC, also doing business as Watch City Real Estate, is a licensed Massachusetts real estate broker, license #9043. Offices in Newton and Cambridge. Main office, 113 Adams Street, Suite 2, Newton MA 02458, 781.899.5300

This week the median list price for Watertown, MA is \$849,000 with the market action index hovering around 74. This is an increase over last month's market action index of 70. Inventory has decreased to 5.

### MARKET ACTION INDEX

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



#### Strong Seller's Market

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

### REAL-TIME MARKET PROFILE

Median List Price		\$849,000
Median Price of New Listings		\$0
Per Square Foot		\$476
Average Days on Market		35
Median Days on Market		28
Price Decreased		40%
Price Increased		0%
Relisted		0%
Inventory		5
Median Rent		\$3,100
Market Action		<b>74</b>

#### Strong Seller's Market

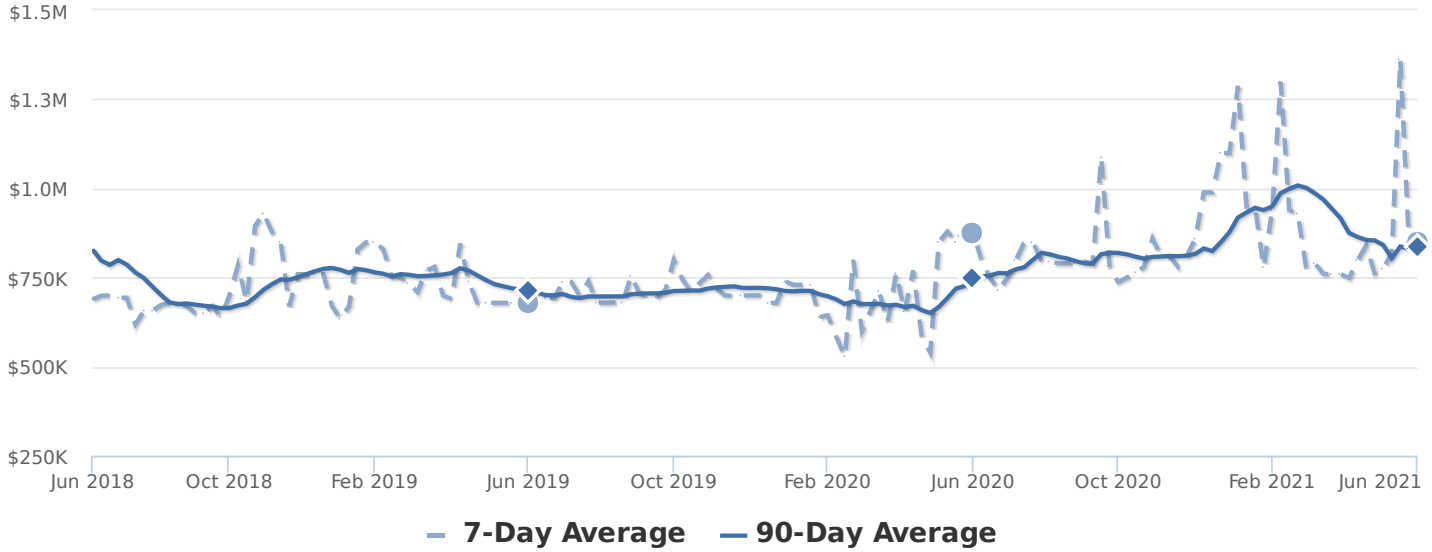
### MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,250,000	5,600	0.25 - 0.5 acre	7	4	134	0	1	14
\$899,000	1,843	6,500 - 8,000 sqft	4	2	116	0	1	28
\$849,000	2,198	4,500 - 6,500 sqft	5	2	101	0	1	7
\$731,950	1,363	4,500 - 6,500 sqft	2	2	121	0	1	63

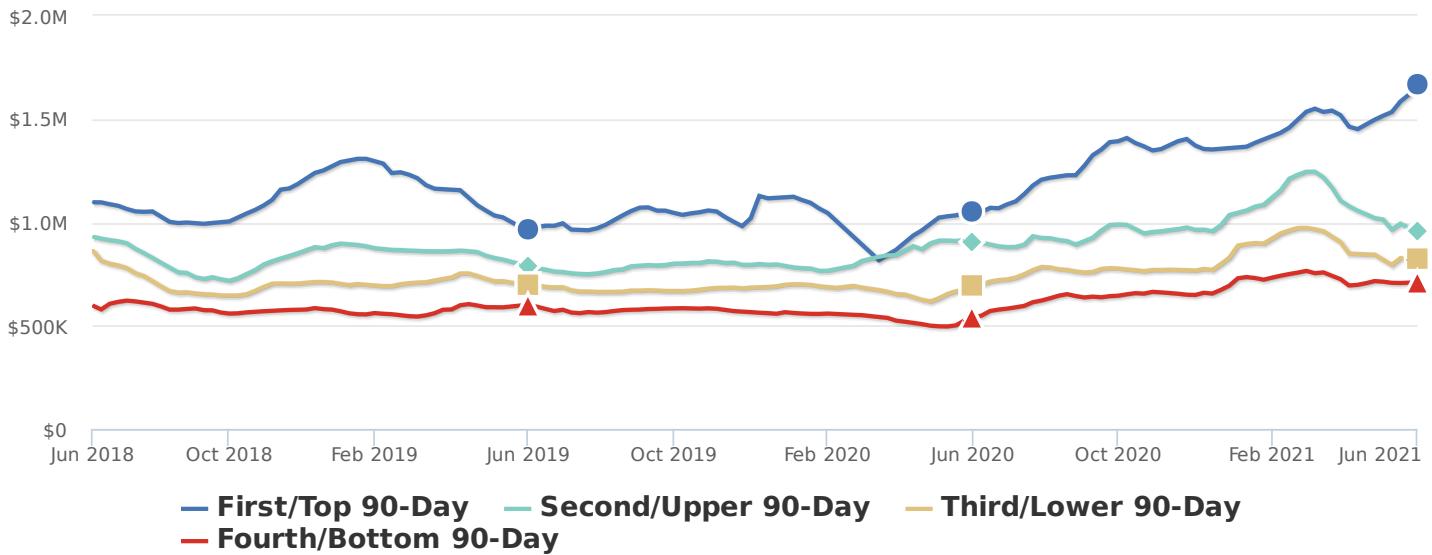
**MEDIAN LIST PRICE**

The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.



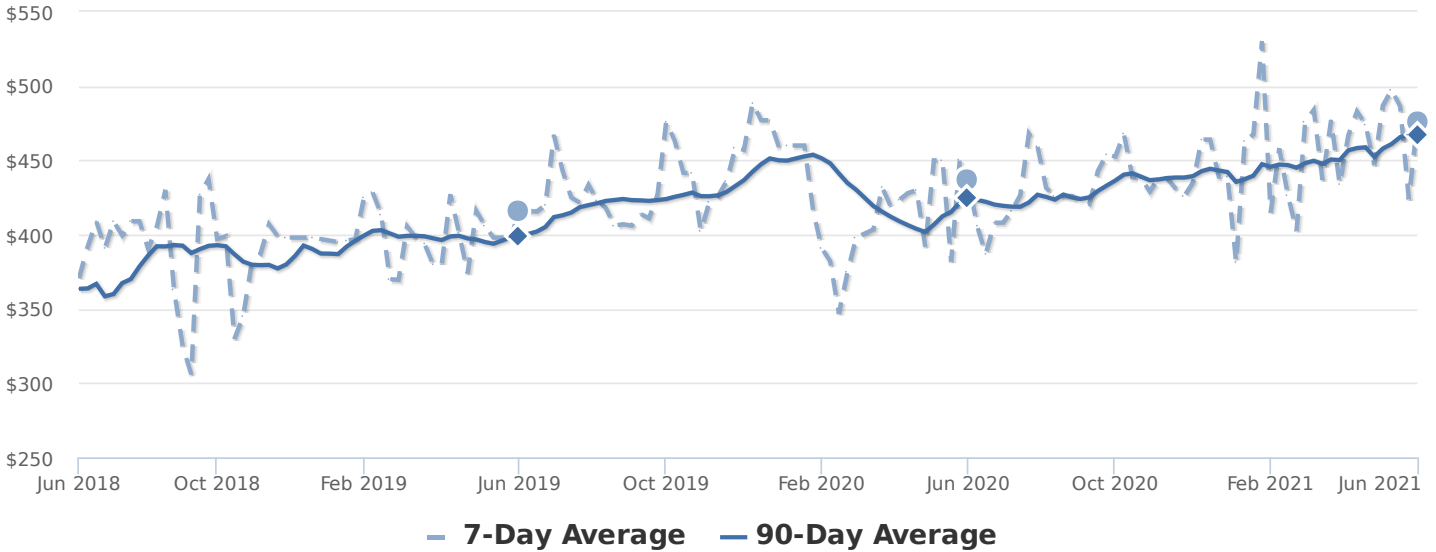
**SEGMENTS**

Pricing trends have been lacking strong directional indication lately. Prices in Quartiles 3 and 4 have been mixed in recent weeks, while Quartile 2 is down and Quartile 1 is up. Look to the Market Action Index to determine when we may see a shift in prices from these current levels.



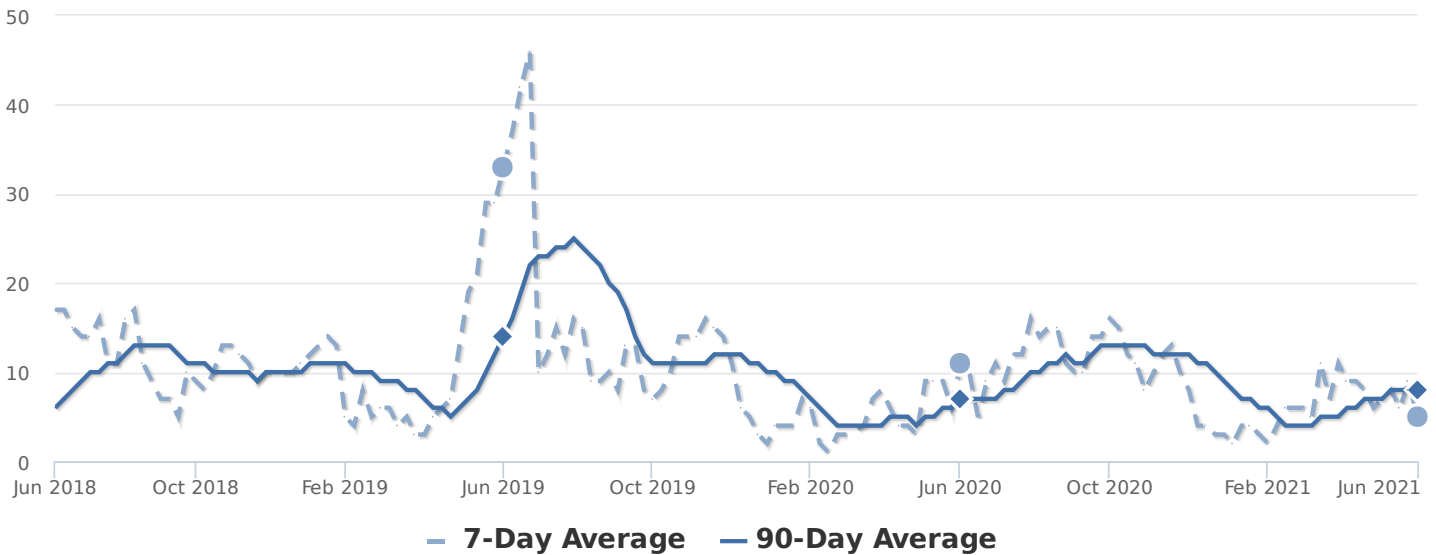
### PRICE PER SQUARE FOOT

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.



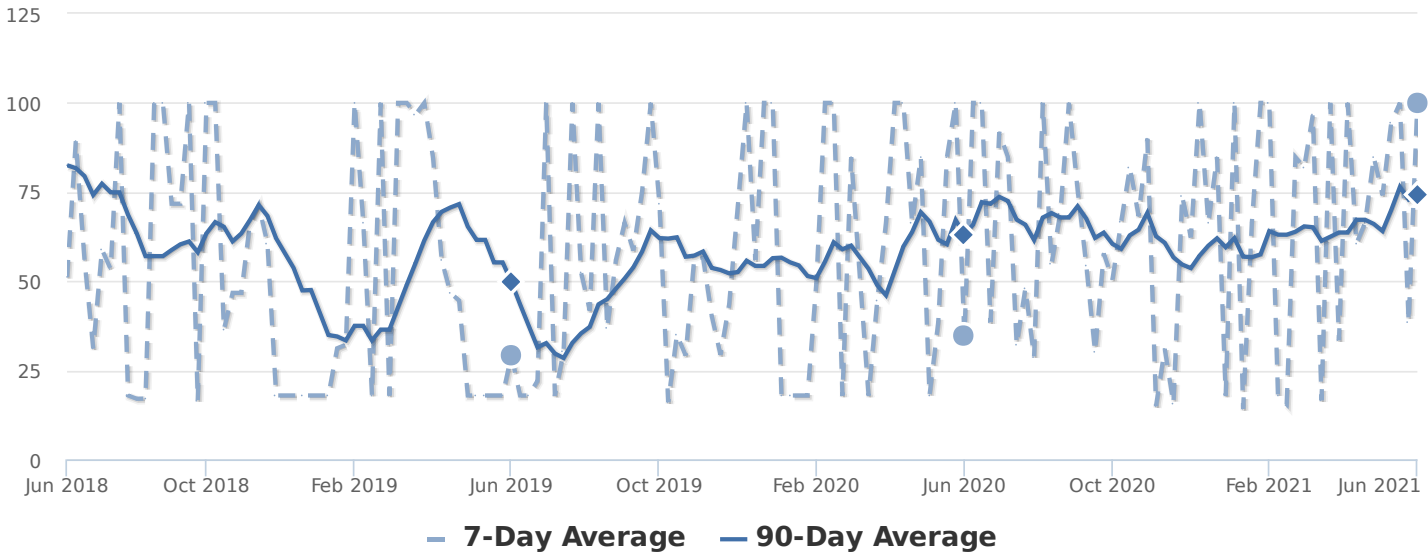
### INVENTORY

Inventory has been 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.



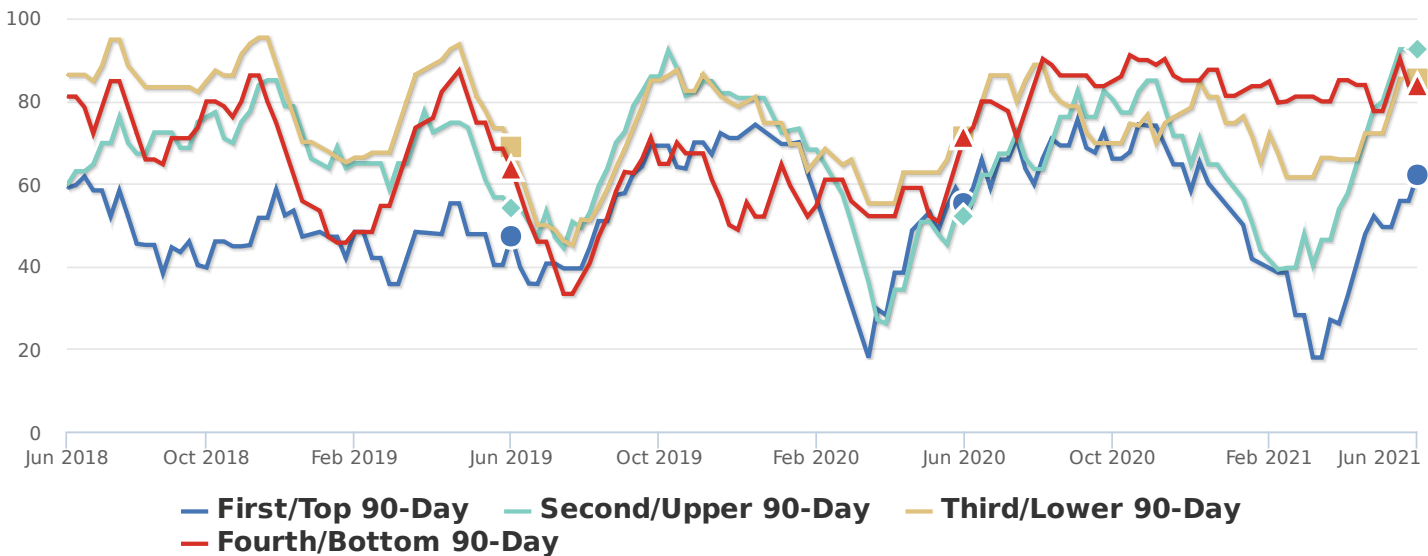
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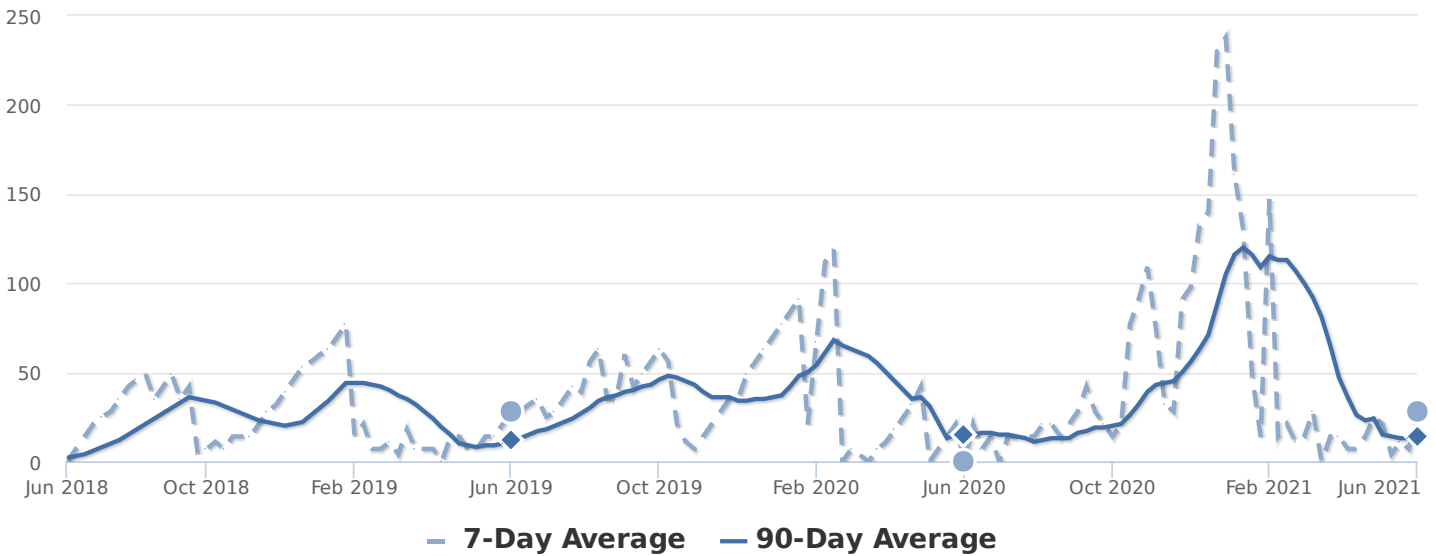
### MARKET ACTION SEGMENTS

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 31 days. Half of the listings have come newly on the market in the past 14 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.

