



Charles River Properties LLC

Watertown, MA

REPORT FOR 12/8/2022

Single-Family Homes



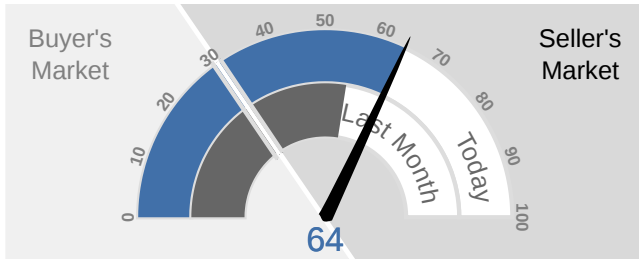
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Charles River Properties LLC, also doing business as Watch City Real Estate, is a licensed Massachusetts real estate broker, license #9043. Offices in Newton and Cambridge. Main office, 113 Adams Street, Suite 2, Newton MA 02458, 781.899.5300

This week the median list price for Watertown, MA is \$1,045,000 with the market action index hovering around 64. This is an increase over last month's market action index of 55. Inventory has held steady at or around 8.

MARKET ACTION INDEX

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



Strong Seller's Market

The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

REAL-TIME MARKET PROFILE

Median List Price		\$1,045,000
Median Price of New Listings		\$1,300,000
Per Square Foot		\$544
Average Days on Market		46
Median Days on Market		39
Price Decreased		38%
Price Increased		0%
Relisted		0%
Inventory		8
Median Rent		\$3,400
Market Action		64

Strong Seller's Market

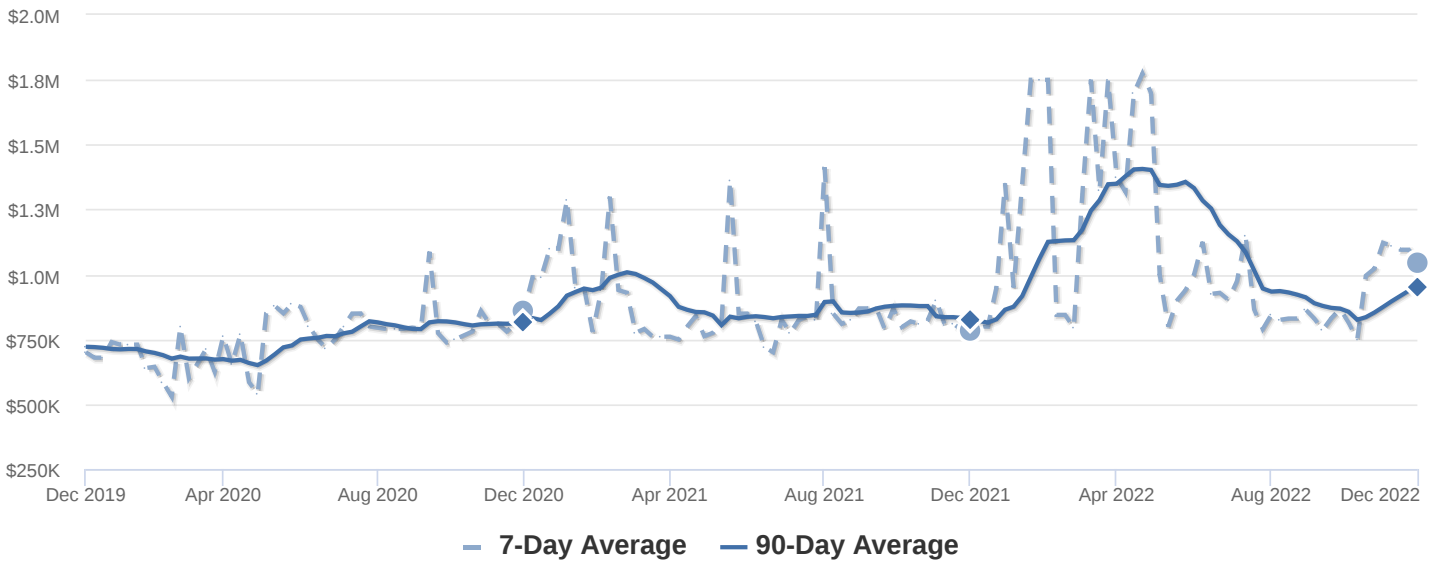
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,325,000	2,806	6,500 - 8,000 sqft	4	2.8	104	1	2	21
\$1,160,000	2,061	6,500 - 8,000 sqft	3	2.8	111	0	0	24
\$911,000	1,692	4,500 - 6,500 sqft	3	1.8	97	0	0	42
\$637,000	1,191	4,500 - 6,500 sqft	3	1	84	0	0	94

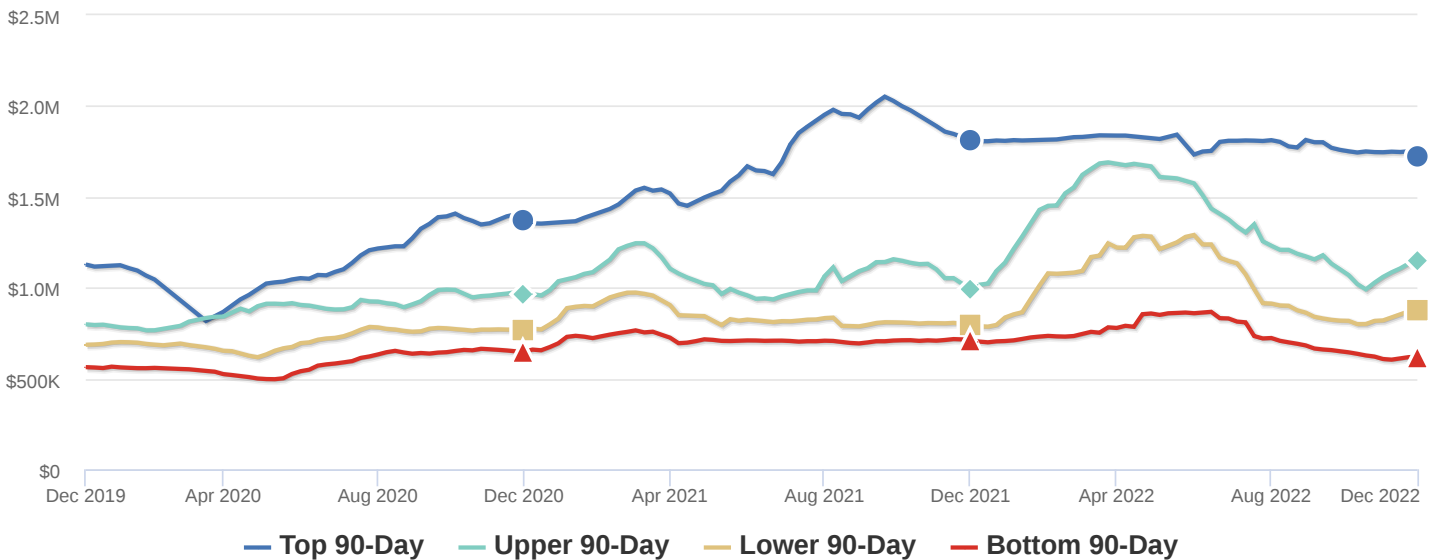
MEDIAN LIST PRICE

Prices continue their climb again this week. We're a long way from the market's price high-point so watch the Market Action Index as an indicator of how long this trend will last.



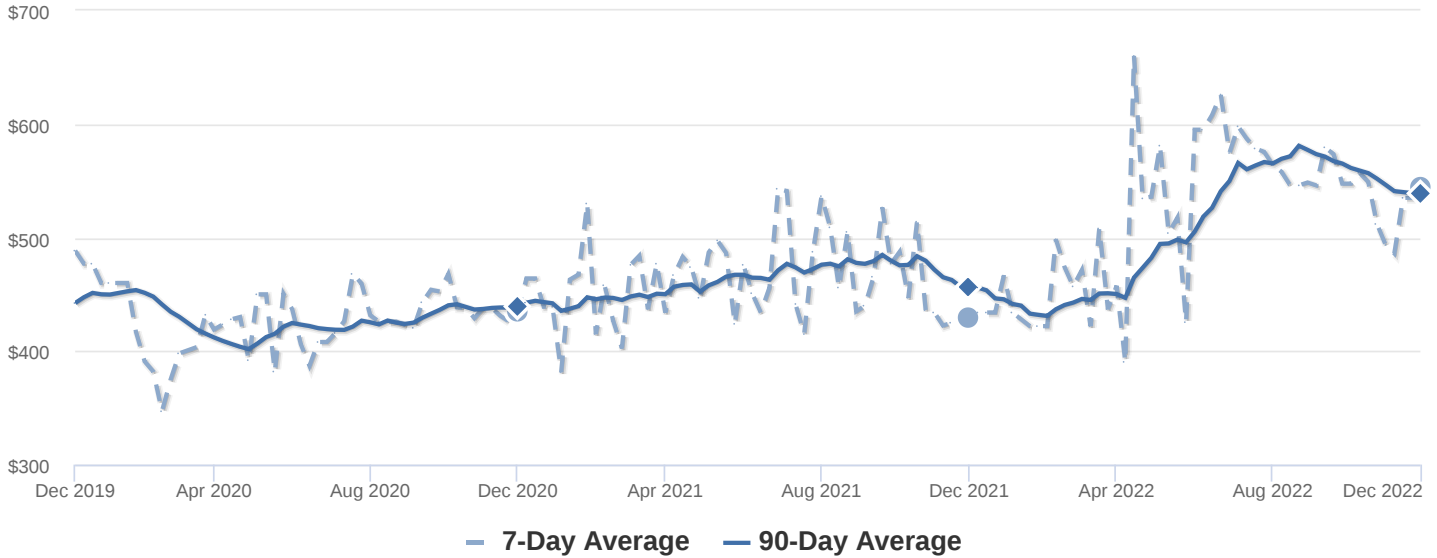
SEGMENTS

Pricing in the middle of the market is in an up trend lately, while Quartiles 1 and 4 are mixed. The Market Action Index for Quartiles 1 and 4 can tell us whether they are about to resume an upward price trend or whether we're at the beginning of a decline.



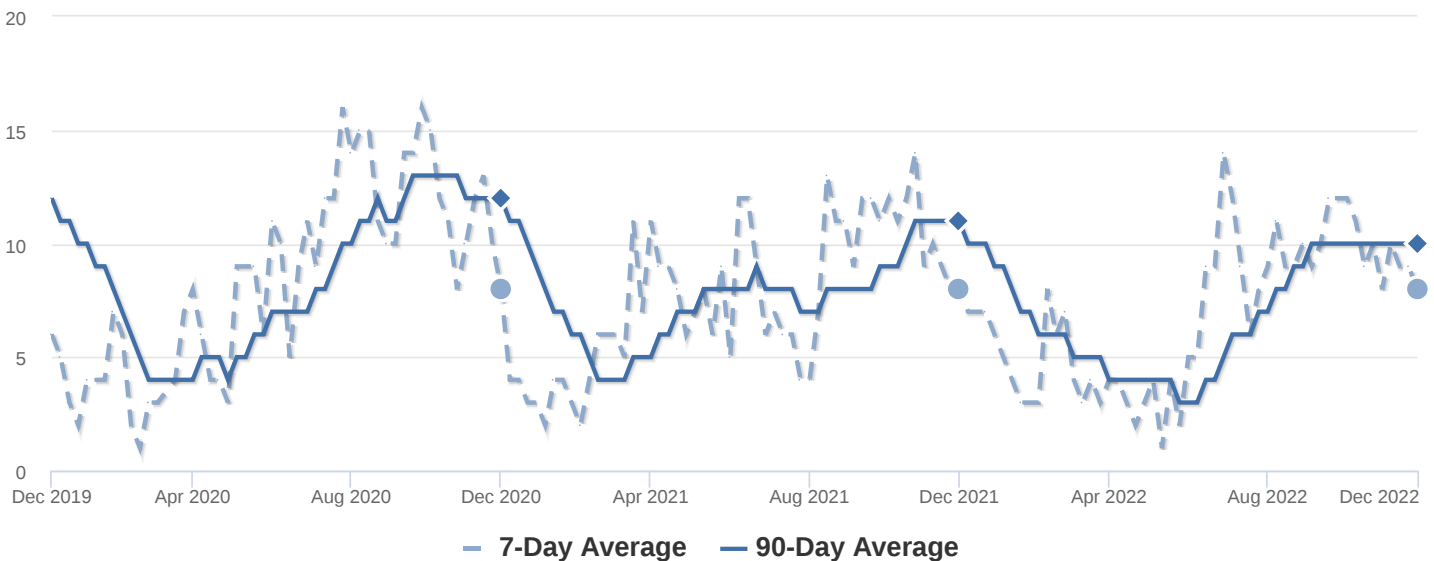
PRICE PER SQUARE FOOT

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.



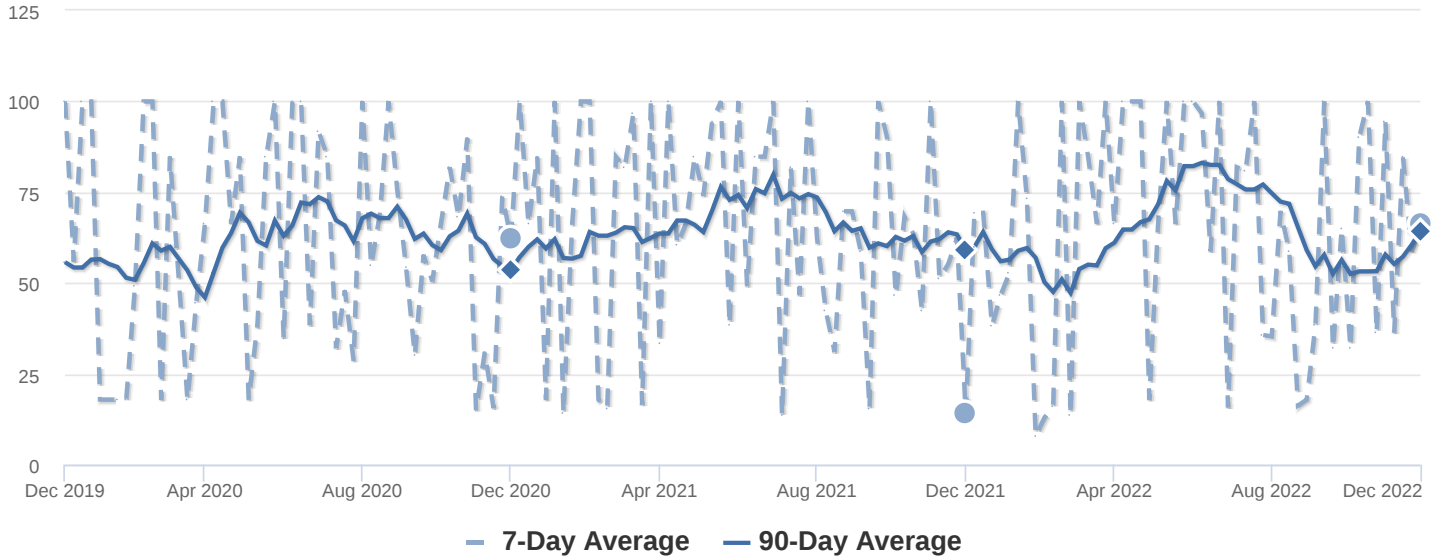
INVENTORY

Inventory has been 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.



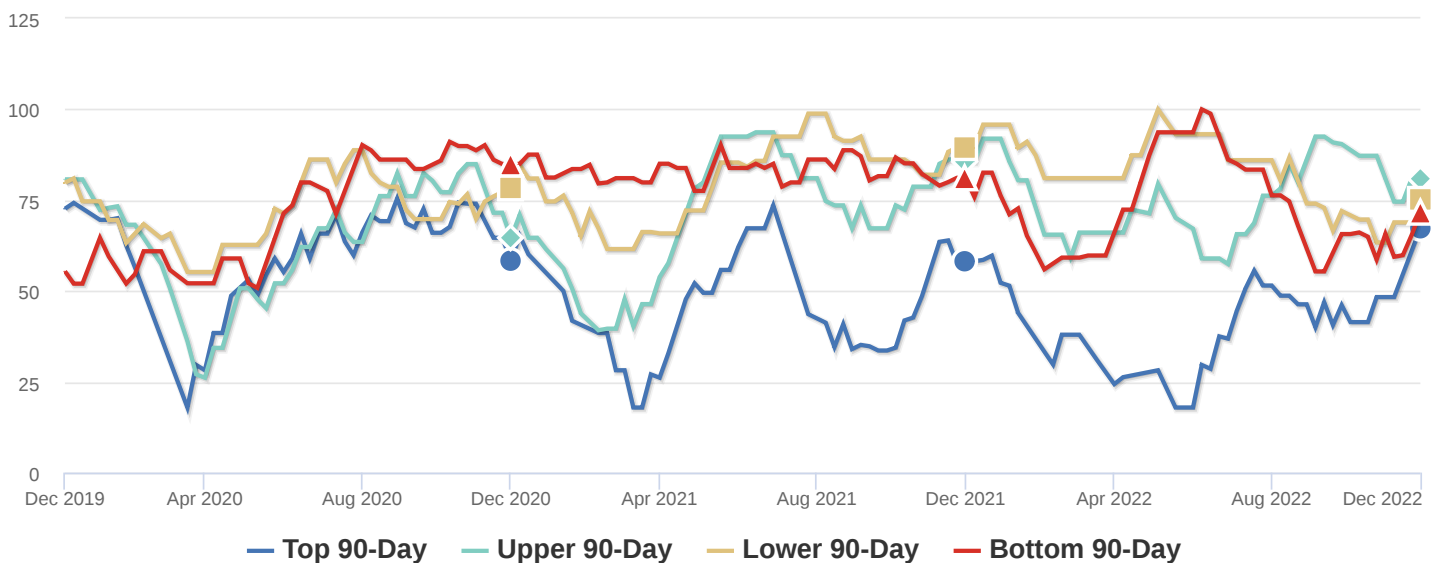
MARKET ACTION INDEX

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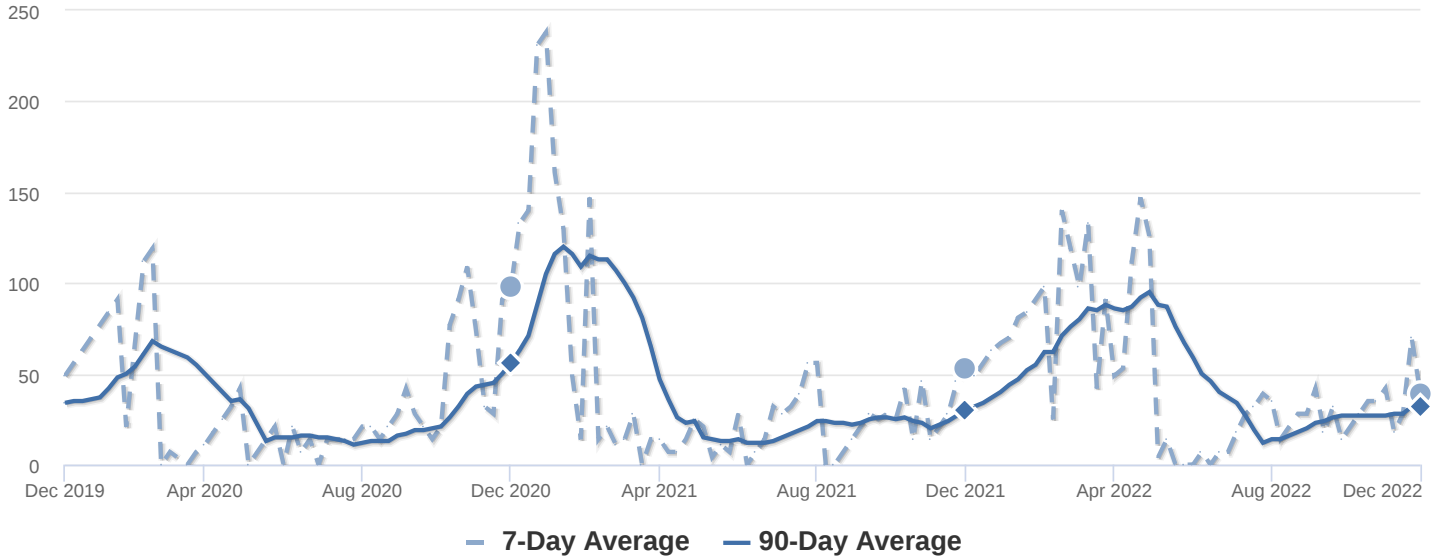
MARKET ACTION SEGMENTS

Not surprisingly, all segments in 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 32 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.

