



Charles River Properties LLC

Cambridge, MA

REPORT FOR 6/12/2021

Single-Family Homes



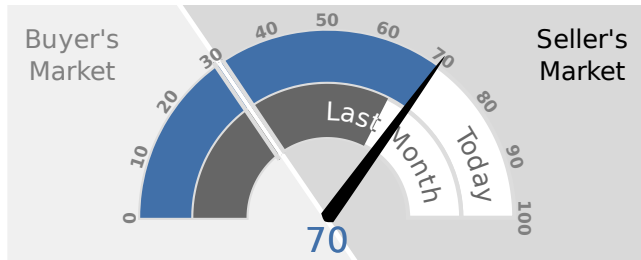
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Charles River Properties LLC, also doing business as Watch City Real Estate, is a licensed Massachusetts real estate broker, license #9043. Offices in Newton and Cambridge. Main office, 113 Adams Street, Suite 2, Newton MA 02458, 781.899.5300

This week the median list price for Cambridge, MA is \$1,922,500 with the market action index hovering around 70. This is an increase over last month's market action index of 65. Inventory has increased to 22.

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		\$1,922,500
Median Price of New Listings		\$1,947,500
Per Square Foot		\$889
Average Days on Market		27
Median Days on Market		11
Price Decreased		23%
Price Increased		0%
Relisted		0%
Inventory		22
Median Rent		\$4,000
Market Action		70

Strong Seller's Market

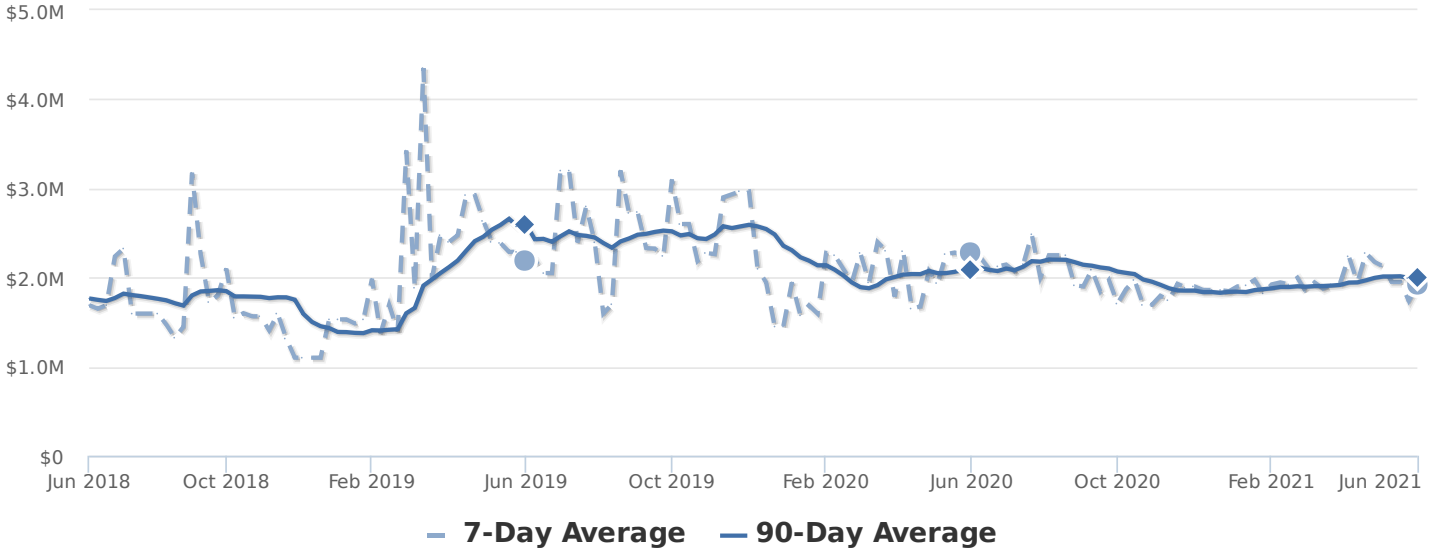
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$6,000,000	4,345	6,500 - 8,000 sqft	5	4	138	2	1	21
\$2,150,000	2,630	0 - 4,500 sqft	4	3	111	2	2	28
\$1,411,500	1,764	0 - 4,500 sqft	3	2	132	2	4	14
\$1,050,000	1,292	0 - 4,500 sqft	3	1	137	2	0	7

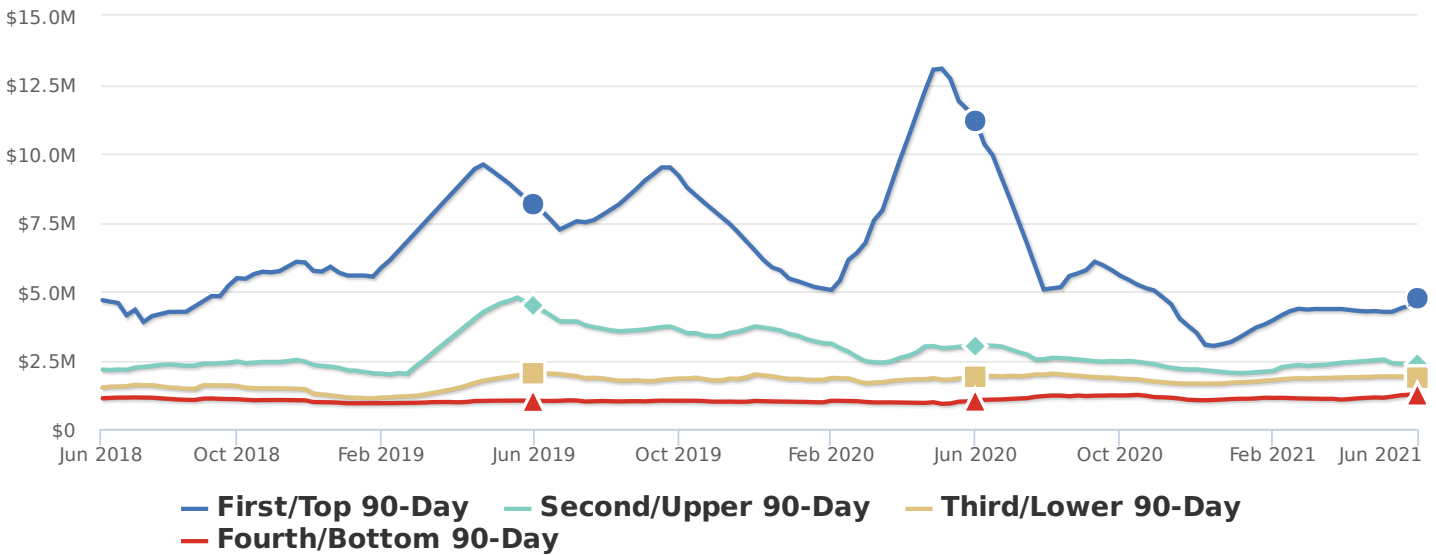
MEDIAN LIST PRICE

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



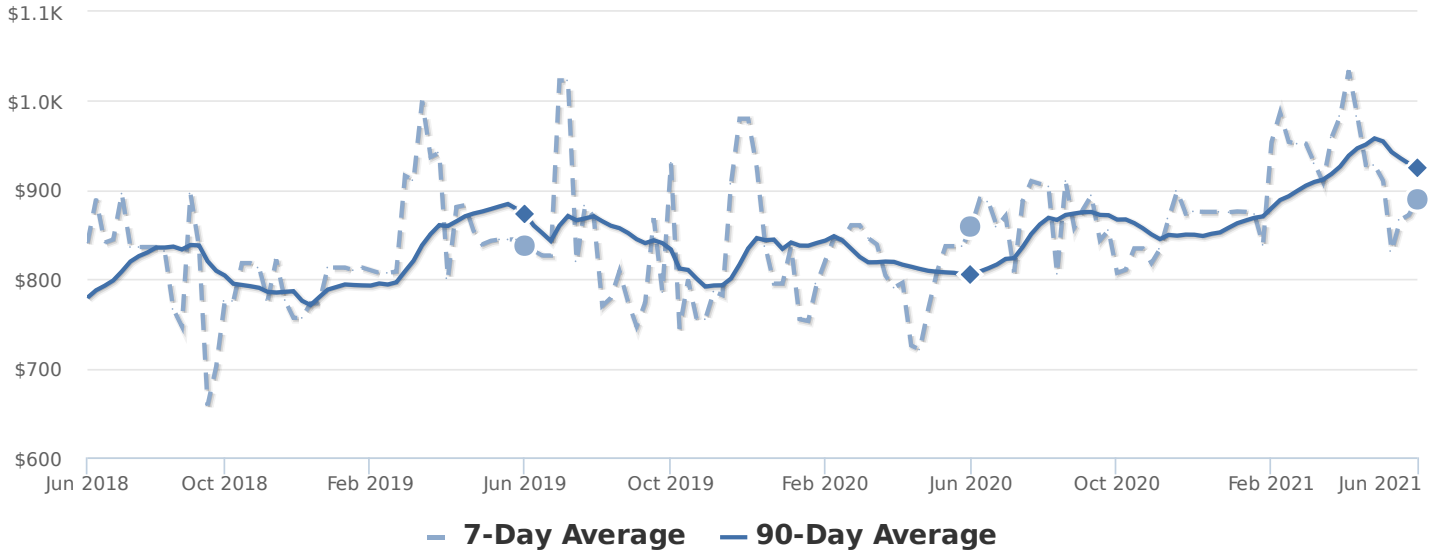
SEGMENTS

Pricing trends have been lacking strong directional indication lately. Quartiles 4 and 1 are up while Quartile 2 is down and Quartile 3 has plateaued in recent weeks. Watch for persistent shifts in the Market Action Index for a leading indicator of stronger price moves in the market as a whole.



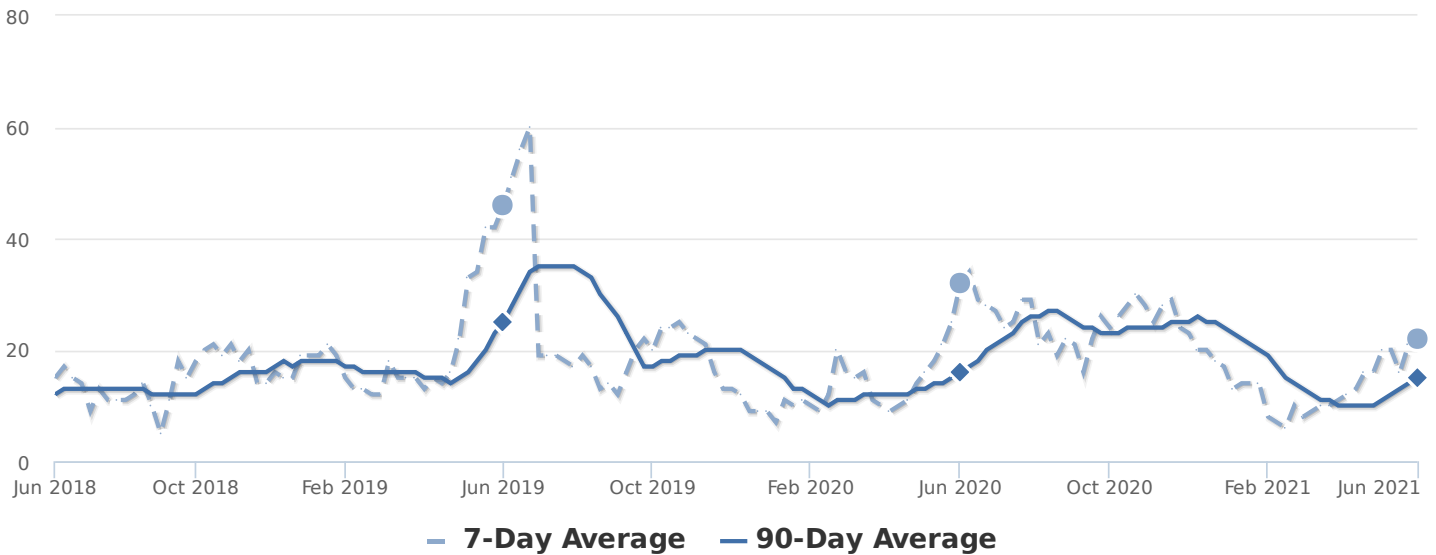
PRICE PER SQUARE FOOT

While prices have been basically flat, the price per square foot has been heading downward. While not a sign of broad strength in a market, larger homes are coming more available and buyers can see more home for their money.



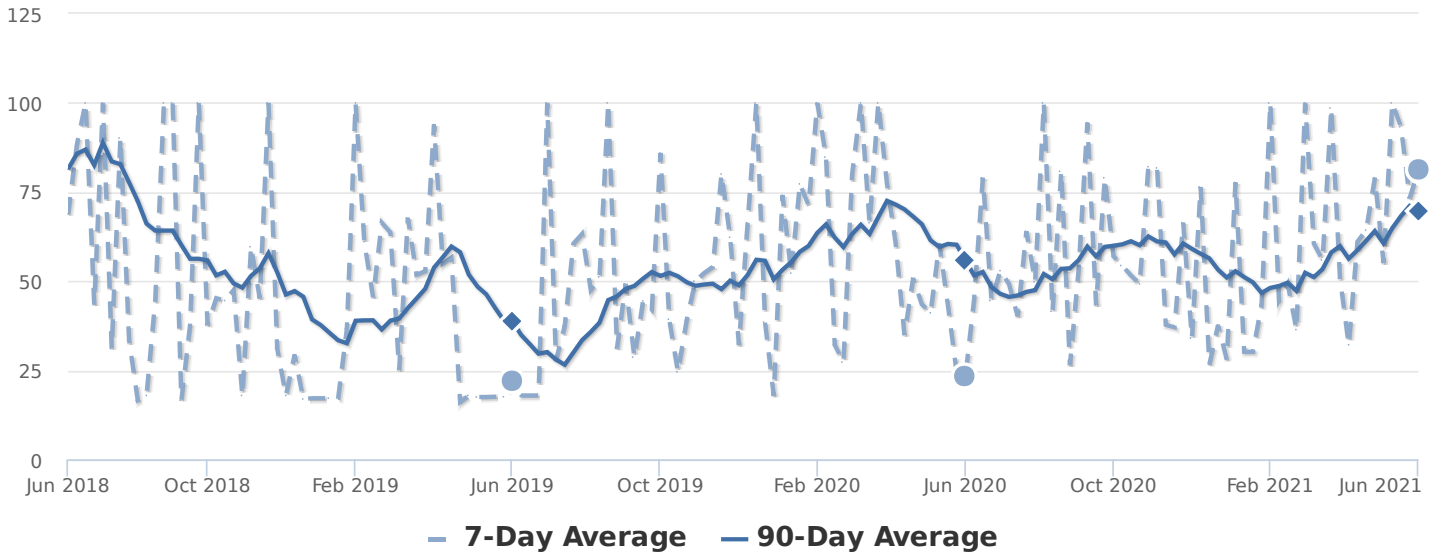
INVENTORY

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.



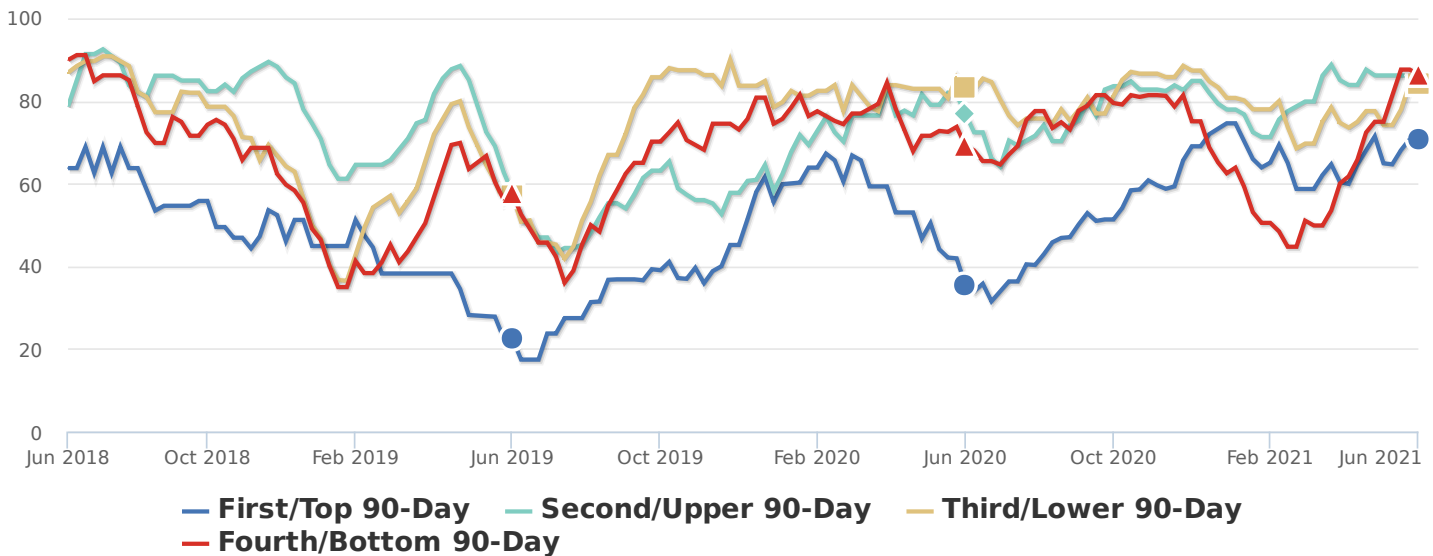
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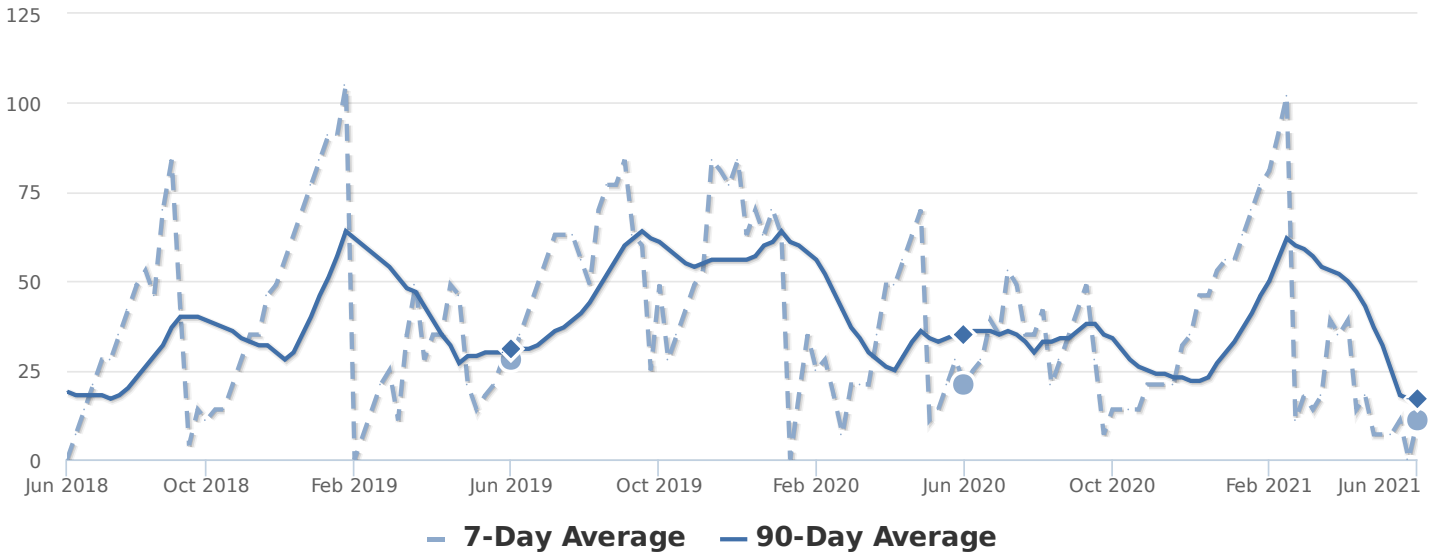
MARKET ACTION SEGMENTS

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 40 days. Half of the listings have come newly on the market in the past 17 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.

