



Charles River Properties LLC

Cambridge, MA

REPORT FOR 12/8/2022

Condos/Townhomes



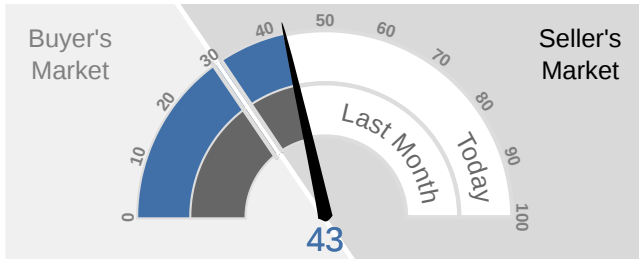
Presented by Charles O'Neill
781.899.5300 Ext 1
charles@charlesriver.properties

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 Cambridge, MA is \$1,100,000 with the market action index hovering around 43. This is less than last month's market action index of 44. Inventory has decreased to 85.

MARKET ACTION INDEX

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



Slight Seller's Advantage

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		\$1,100,000
Median Price of New Listings		\$1,050,000
Per Square Foot		\$910
Average Days on Market		67
Median Days on Market		49
Price Decreased		36%
Price Increased		1%
Relisted		7%
Inventory		85
Median Rent		\$3,295
Market Action		43

Slight Seller's Advantage

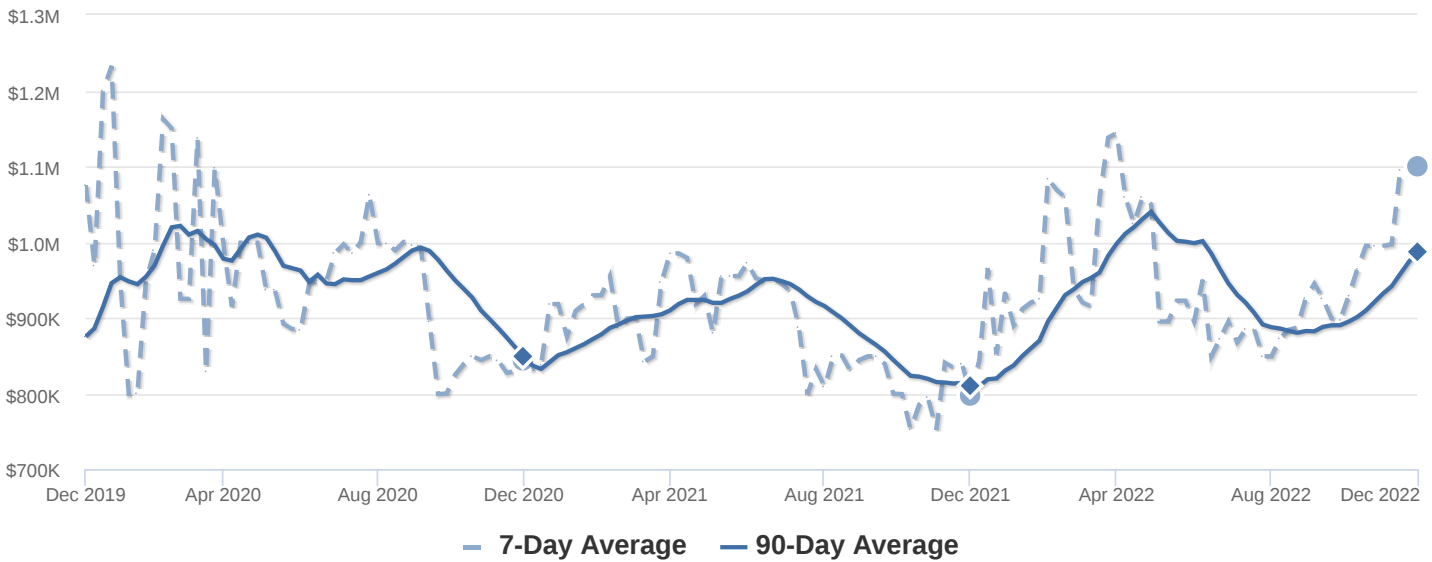
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,100,000	2,038	4,500 - 6,500 sqft	3	3	43	1	4	56
\$1,295,000	1,436	0 - 4,500 sqft	3	2	37	2	4	35
\$989,000	1,108	0 - 4,500 sqft	2	2	23	2	3	56
\$733,500	837	-	2	1	104	1	7	63

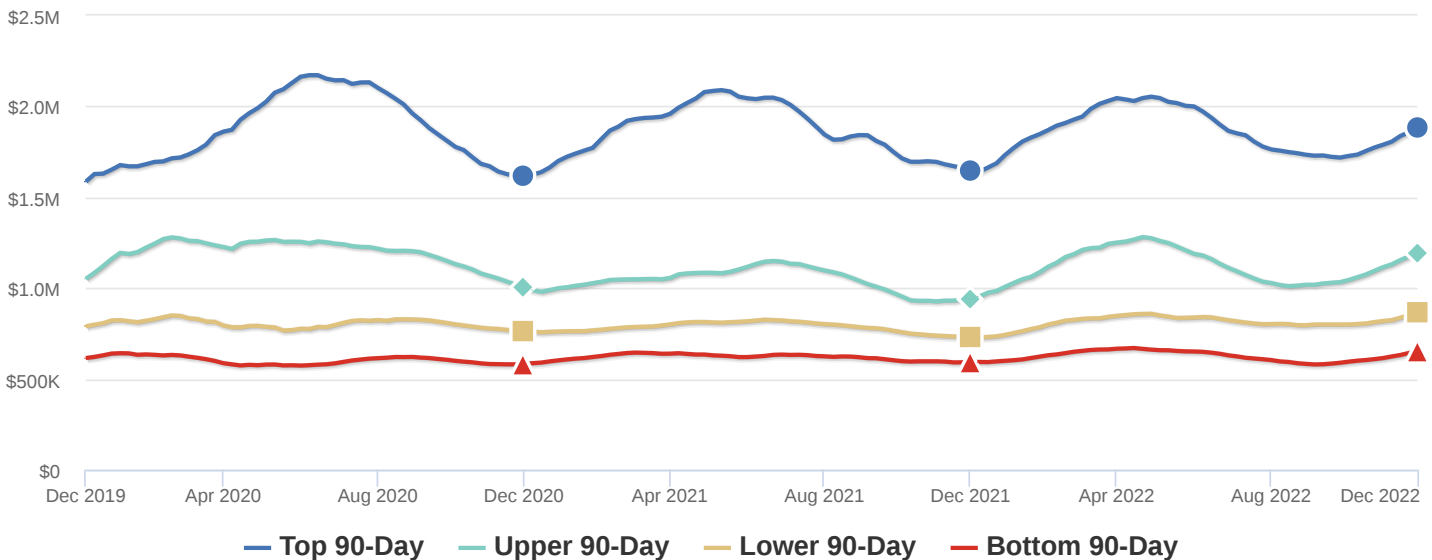
MEDIAN LIST PRICE

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.



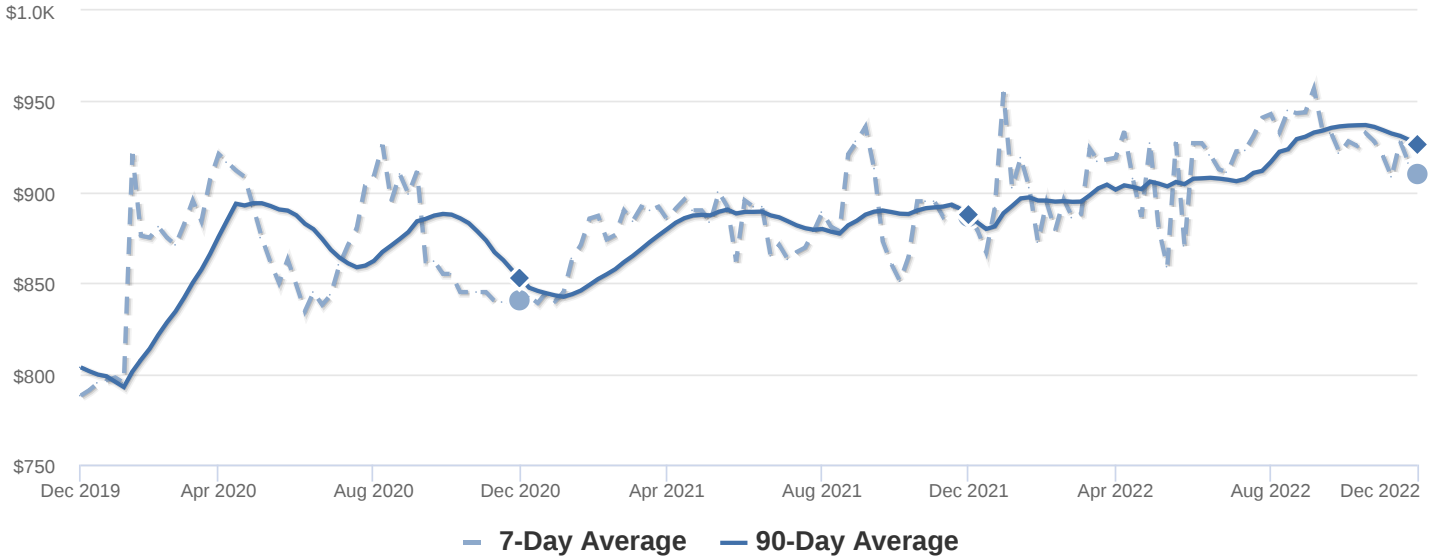
SEGMENTS

Not surprisingly, given the condition of the overall market, all quartiles have shown price strength in recent weeks. All have been increasing in price lately.



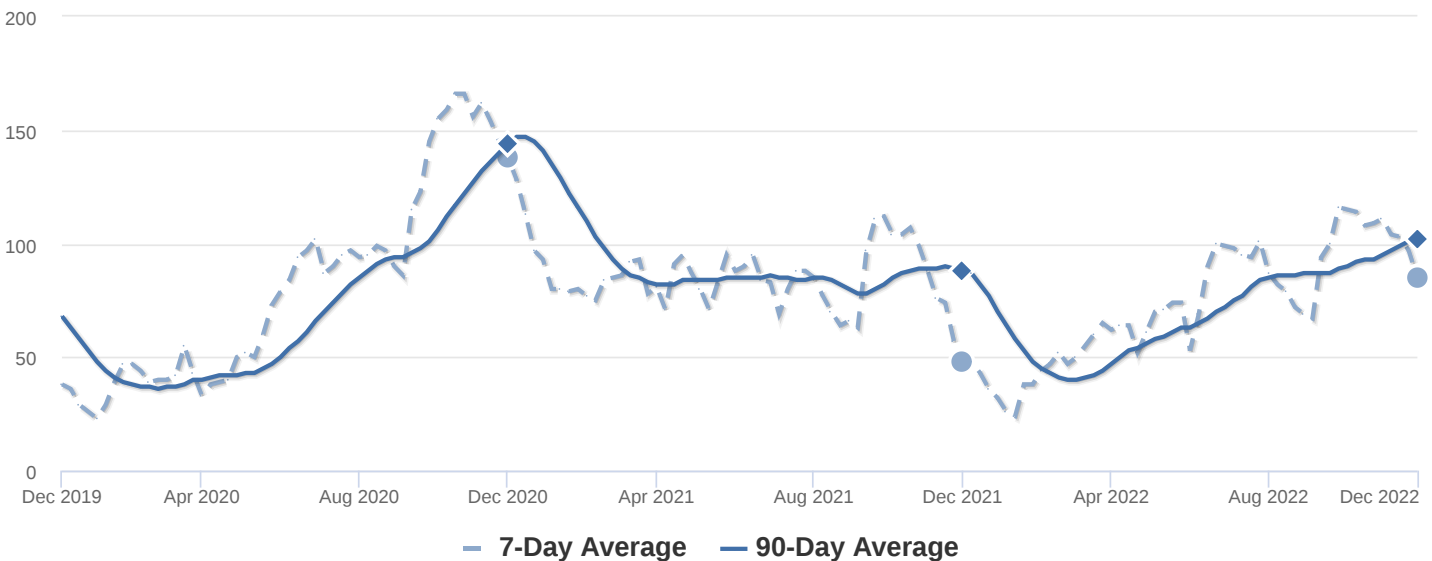
PRICE PER SQUARE FOOT

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.



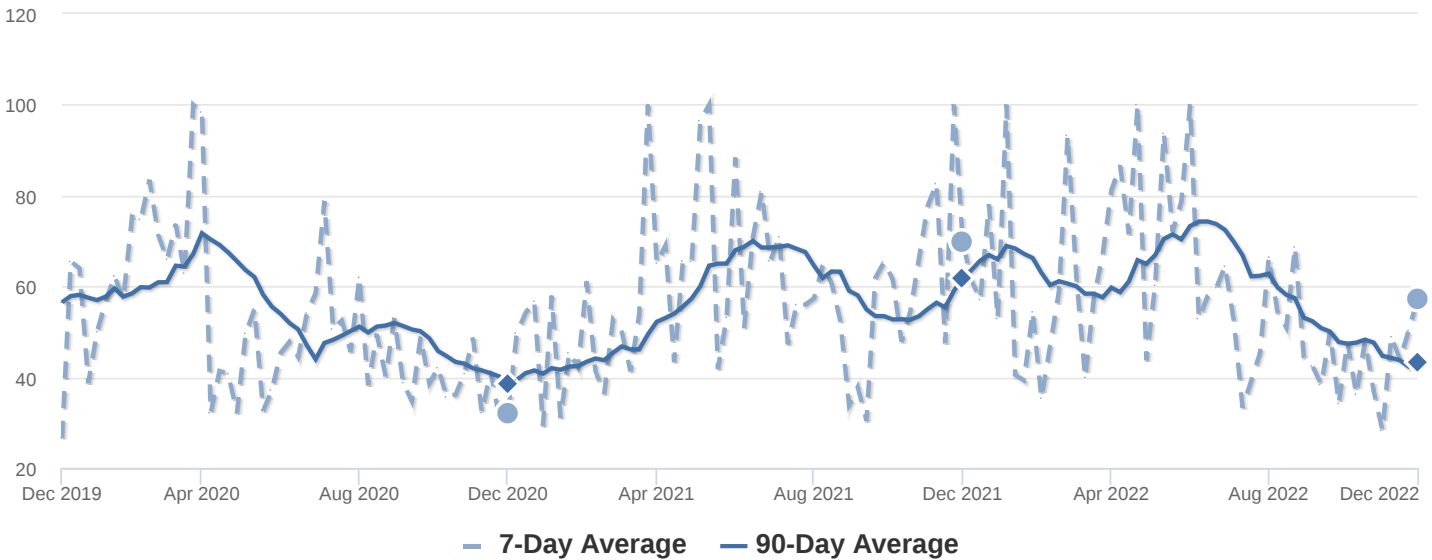
INVENTORY

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.



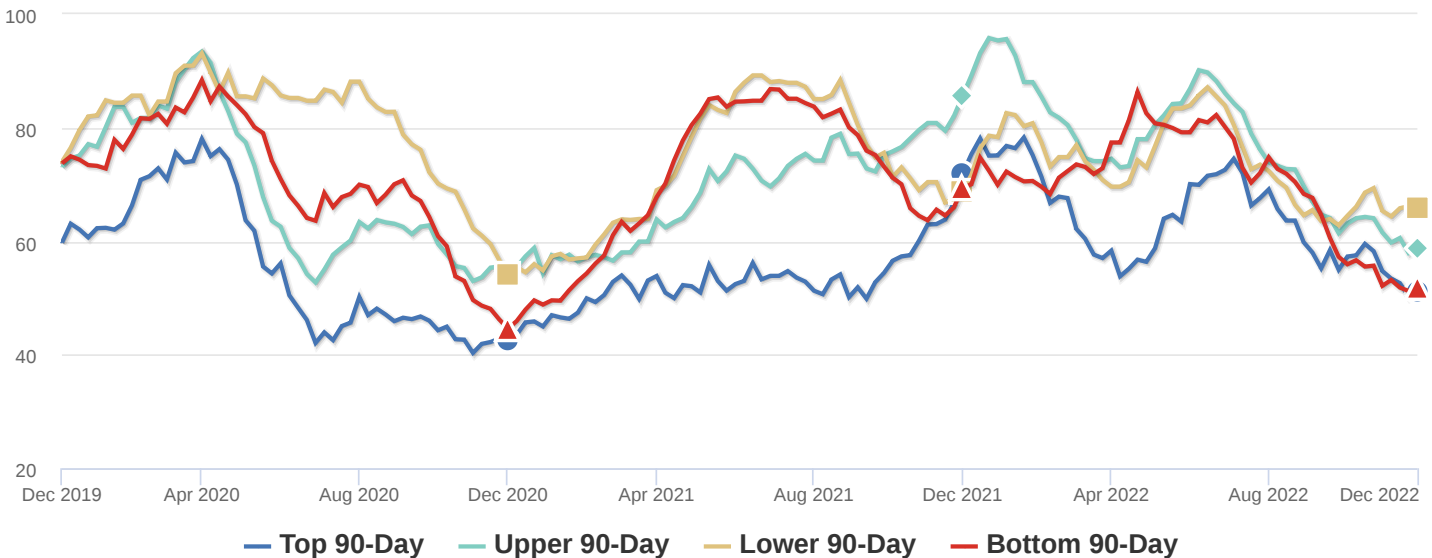
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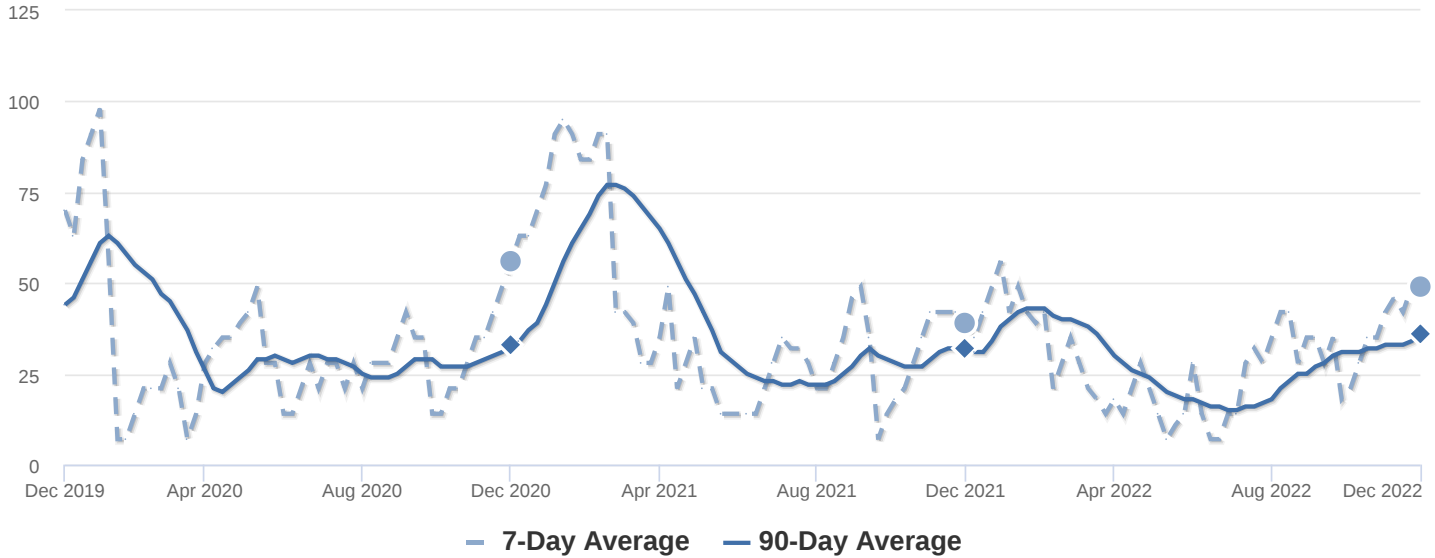
MARKET ACTION SEGMENTS

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 58 days. Half of the listings have come newly on the market in the past 36 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.

