



Charles River Properties LLC

Waltham, MA

REPORT FOR 12/8/2022

Single-Family Homes



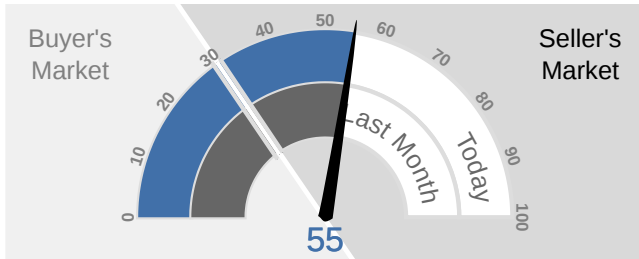
Presented by Charles O'Neill
781.899.5300 Ext 1
charles@charlesriver.properties

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 Waltham, MA is \$914,450 with the market action index hovering around 55. This is about the same as last month's market action index of 55. Inventory has decreased to 34.

MARKET ACTION INDEX

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



Strong Seller's Market

In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price		\$914,450
Median Price of New Listings		\$1,239,900
Per Square Foot		\$399
Average Days on Market		59
Median Days on Market		35
Price Decreased		44%
Price Increased		0%
Relisted		6%
Inventory		34
Median Rent		\$3,400
Market Action		55

Strong Seller's Market

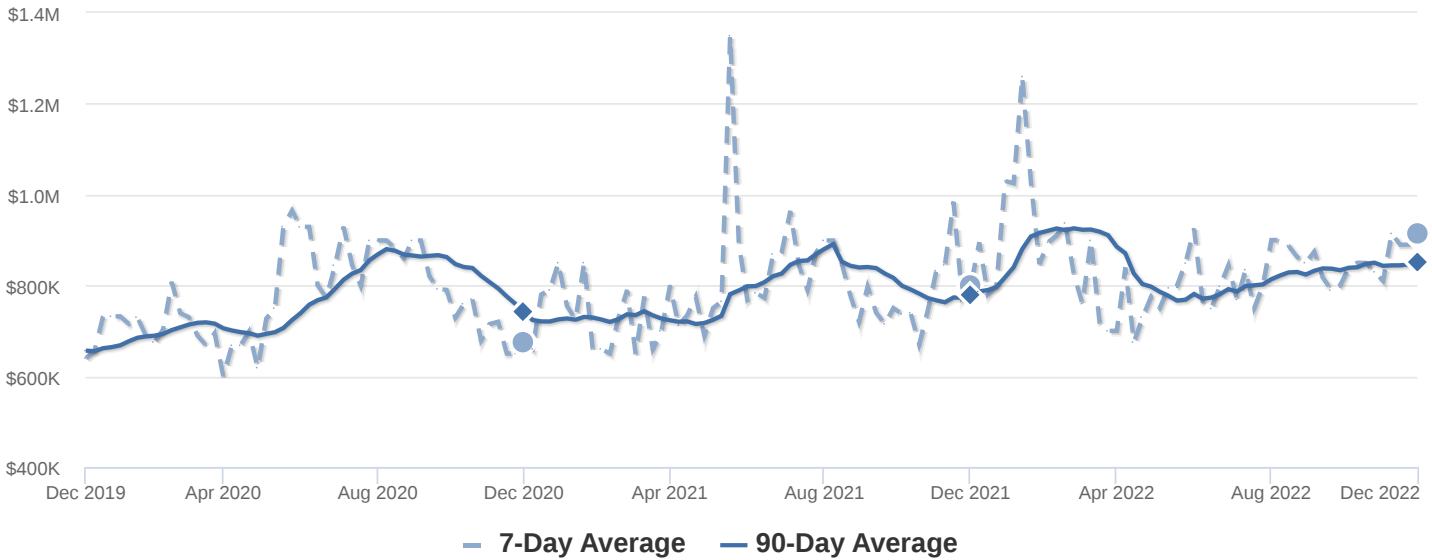
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,612,500	3,979	0.25 - 0.5 acre	4	3.5	0	0	0	63
\$1,210,500	2,634	4,500 - 6,500 sqft	3	3.3	62	1	1	42
\$879,000	2,338	6,500 - 8,000 sqft	3	2	72	0	2	35
\$599,900	1,470	0 - 4,500 sqft	3	1	64	0	3	28

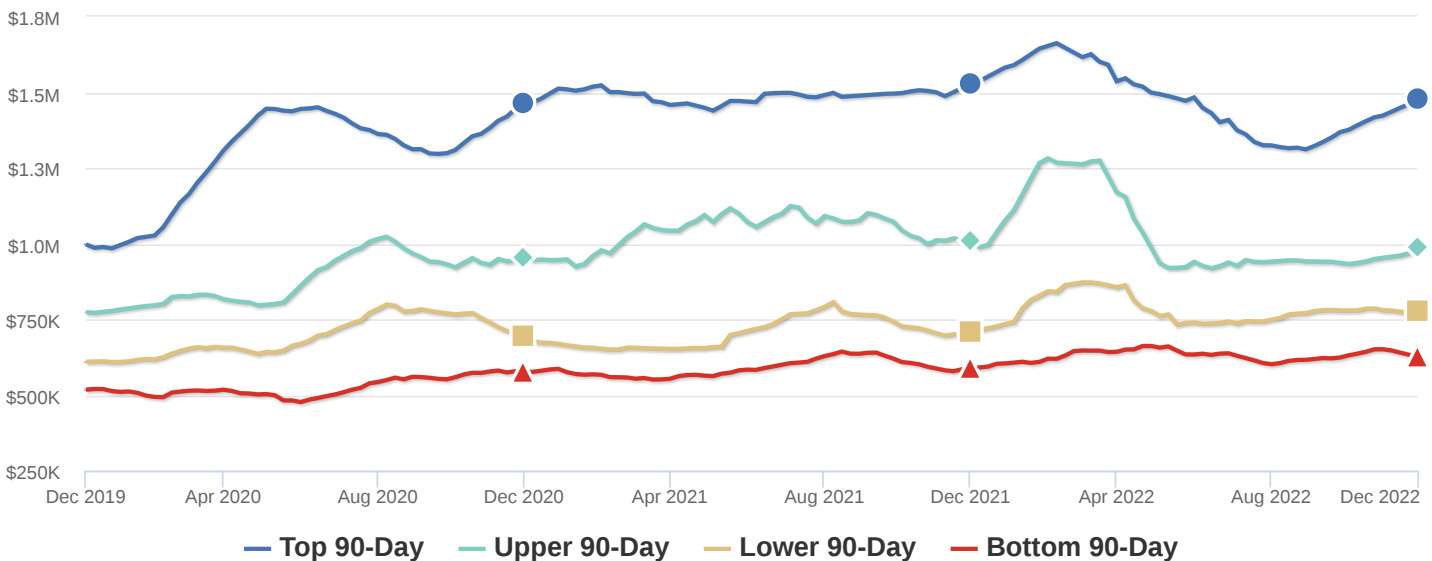
MEDIAN LIST PRICE

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



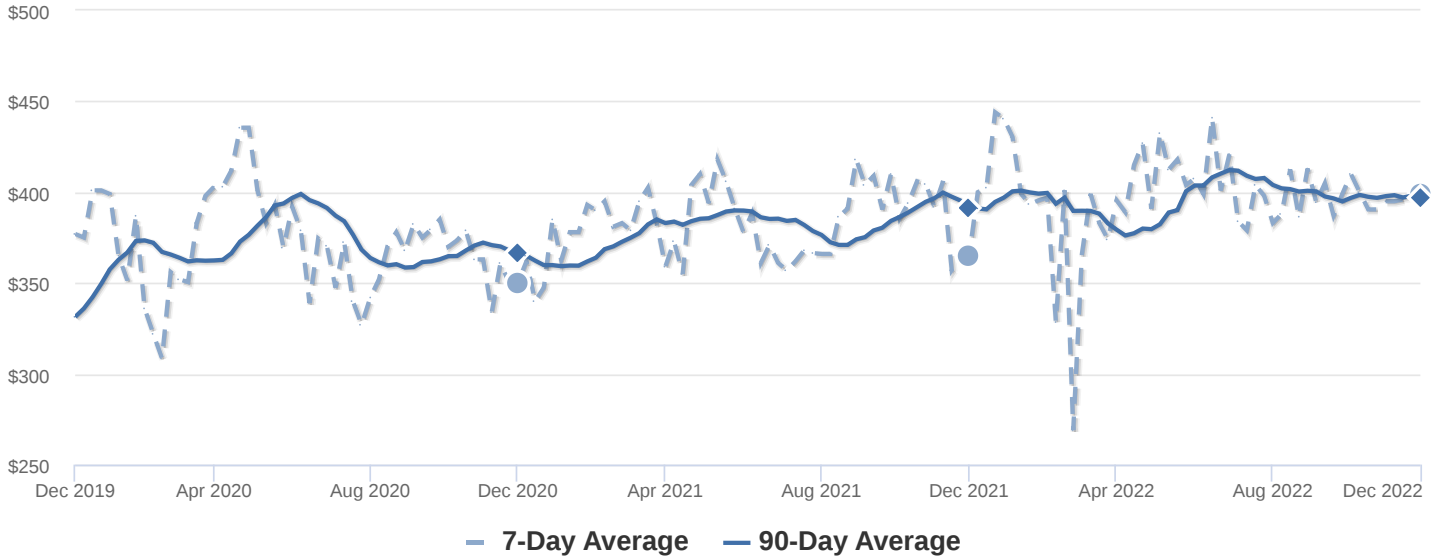
SEGMENTS

Prices at the high-end (Quartiles 1 and 2) of the market are showing some price strength in recent weeks, while Quartile 4 is down and Quartile 3 is at a bit of a plateau. Without strong directional indication in pricing, we look at the Market Action Index for a leading indicator of where prices in general are heading.



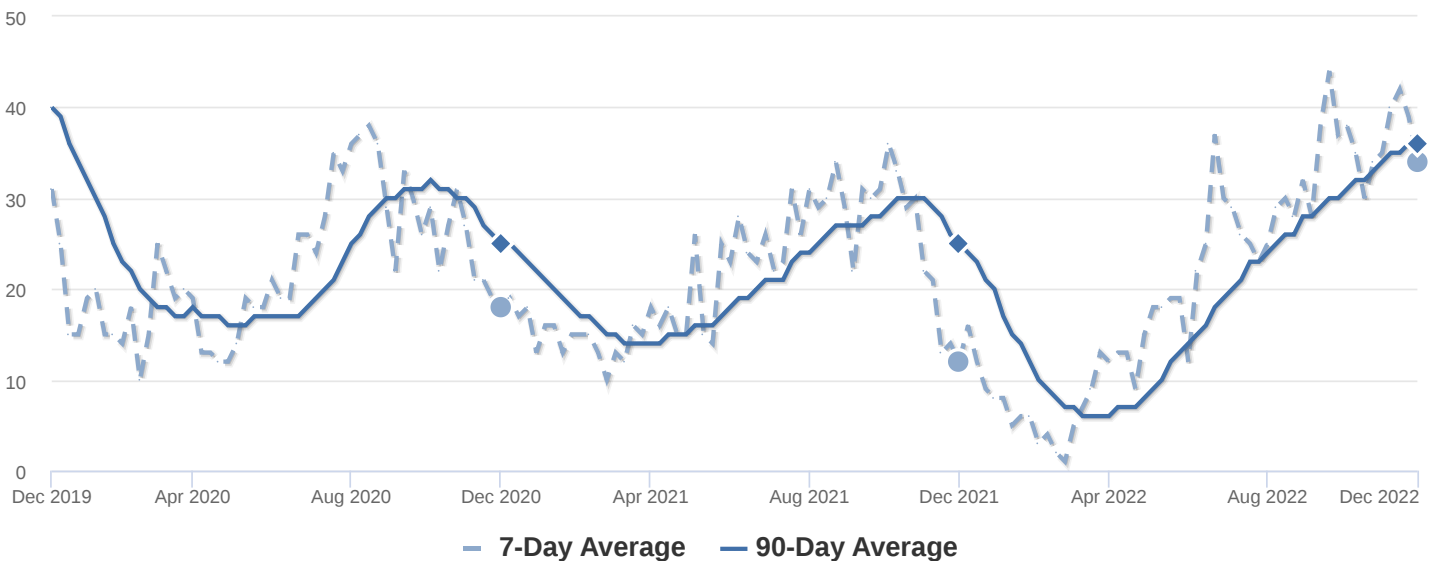
PRICE PER SQUARE FOOT

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.



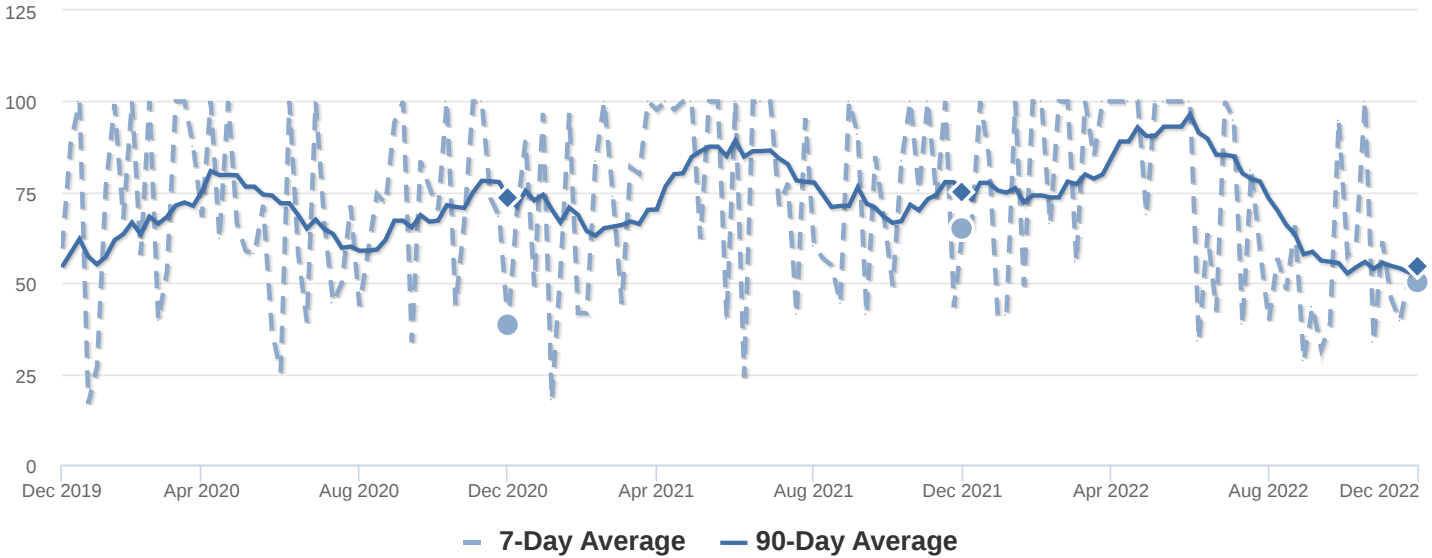
INVENTORY

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.



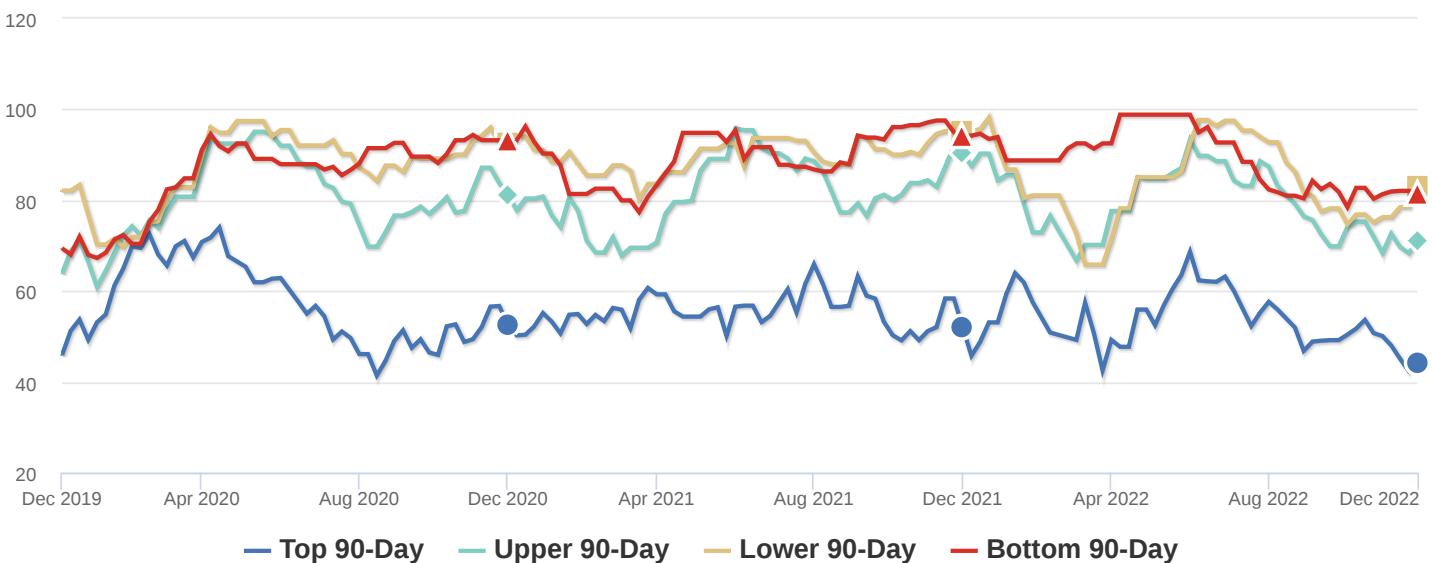
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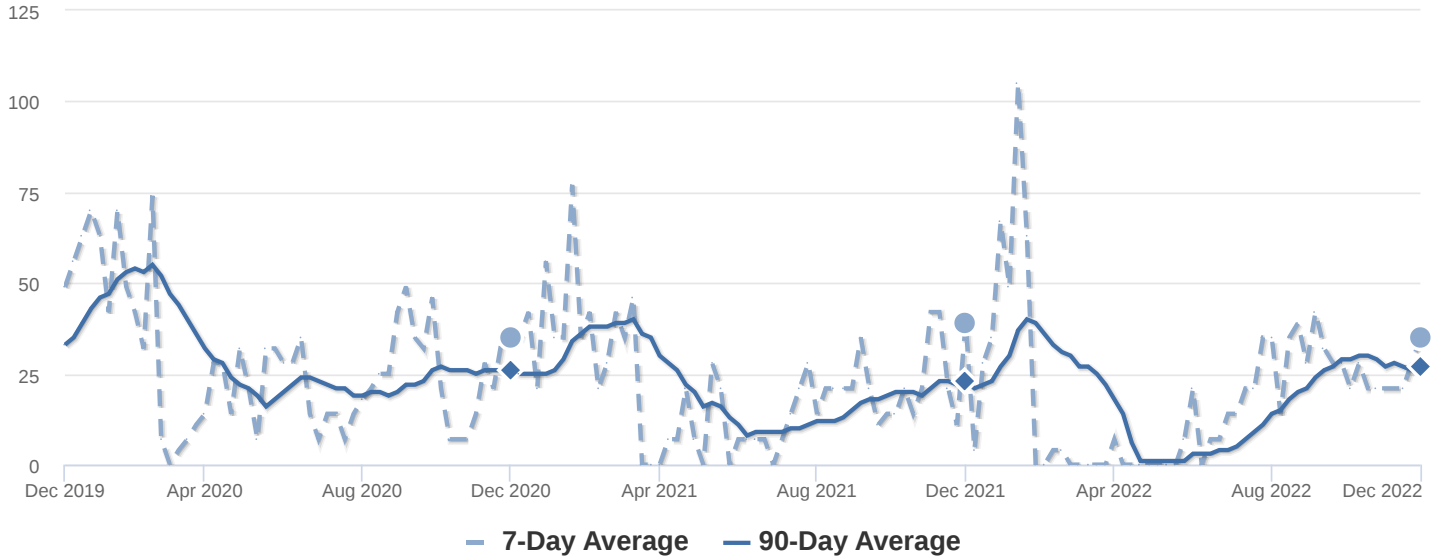
MARKET ACTION SEGMENTS

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 46 days. Half of the listings have come newly on the market in the past 27 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.

