



# **Charles River Properties LLC**

## **Waltham, MA**

REPORT FOR 12/8/2022

Condos/Townhomes



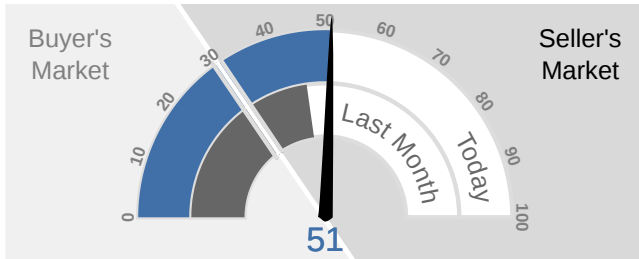
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Charles River Properties LLC, also doing business as Watch City Real Estate, is a licensed Massachusetts real estate broker, license #9043. Offices in Newton and Cambridge. Main office, 113 Adams Street, Suite 2, Newton MA 02458, 781.899.5300

This week the median list price for Waltham, MA is \$642,000 with the market action index hovering around 51. This is an increase over last month's market action index of 46. Inventory has decreased to 12.

**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 Action Index has resumed a climb. Despite the fact that we're in a Seller's market, prices have not yet resumed upward momentum. However, it is likely that given these conditions, prices will at least level off very soon. If the increasing trend continues, expect that prices could shift higher quickly.

**REAL-TIME MARKET PROFILE**

Median List Price		\$642,000
Median Price of New Listings		\$0
Per Square Foot		\$434
Average Days on Market		84
Median Days on Market		60
Price Decreased		75%
Price Increased		0%
Relisted		8%
Inventory		12
Median Rent		\$2,848
Market Action		51

**Strong Seller's Market**

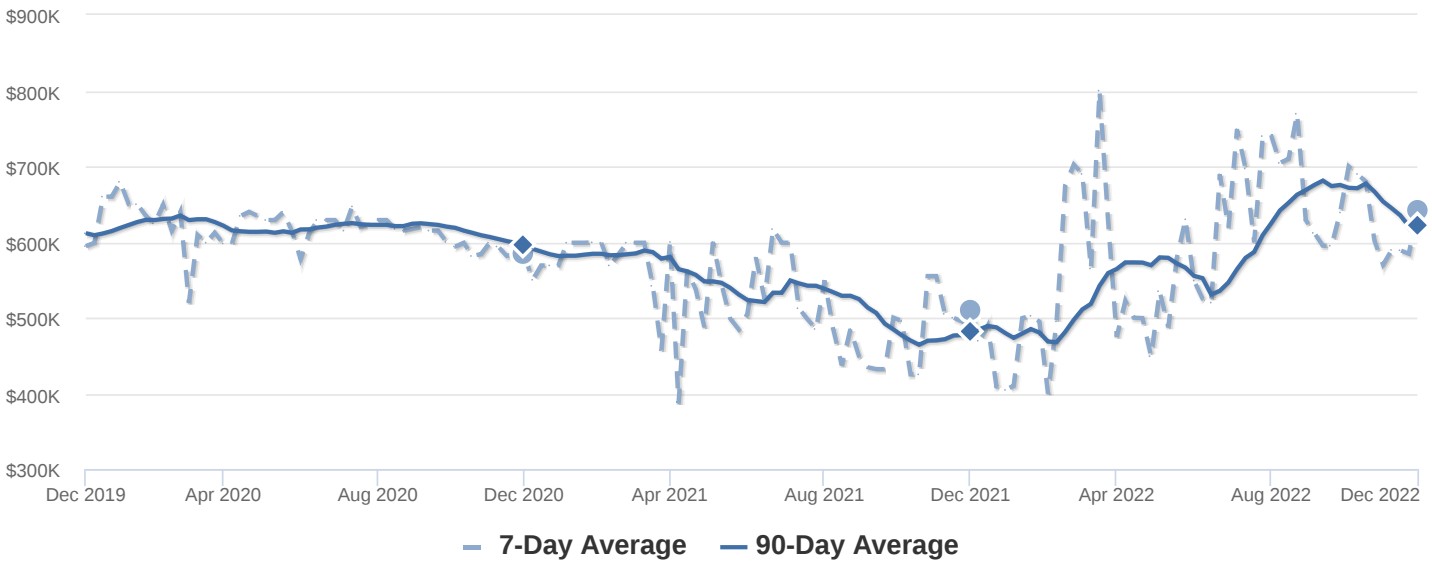
**MARKET SEGMENTS**

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$914,000	2,000	8,000 - 10,000 sqft	3	3.5	0	0	0	161
\$699,900	1,760	-	3	2	13	0	0	63
\$579,900	1,314	0 - 4,500 sqft	2	2	115	0	0	49
\$499,000	945	-	2	1	52	0	2	56

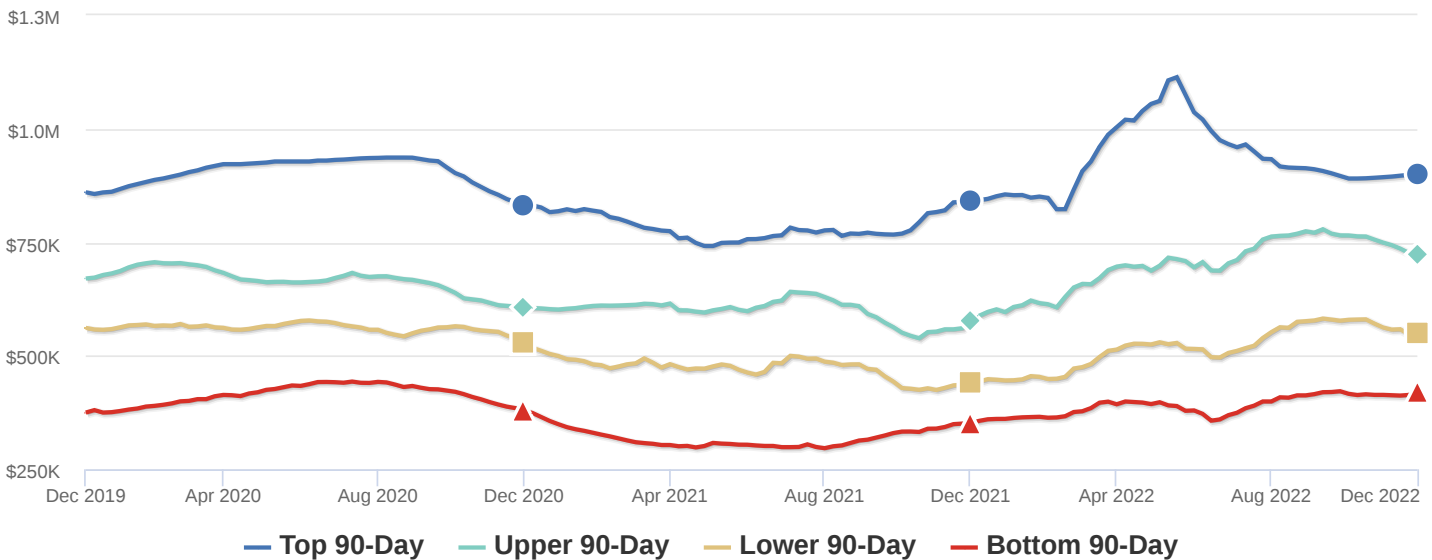
MEDIAN LIST PRICE

The market has been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.



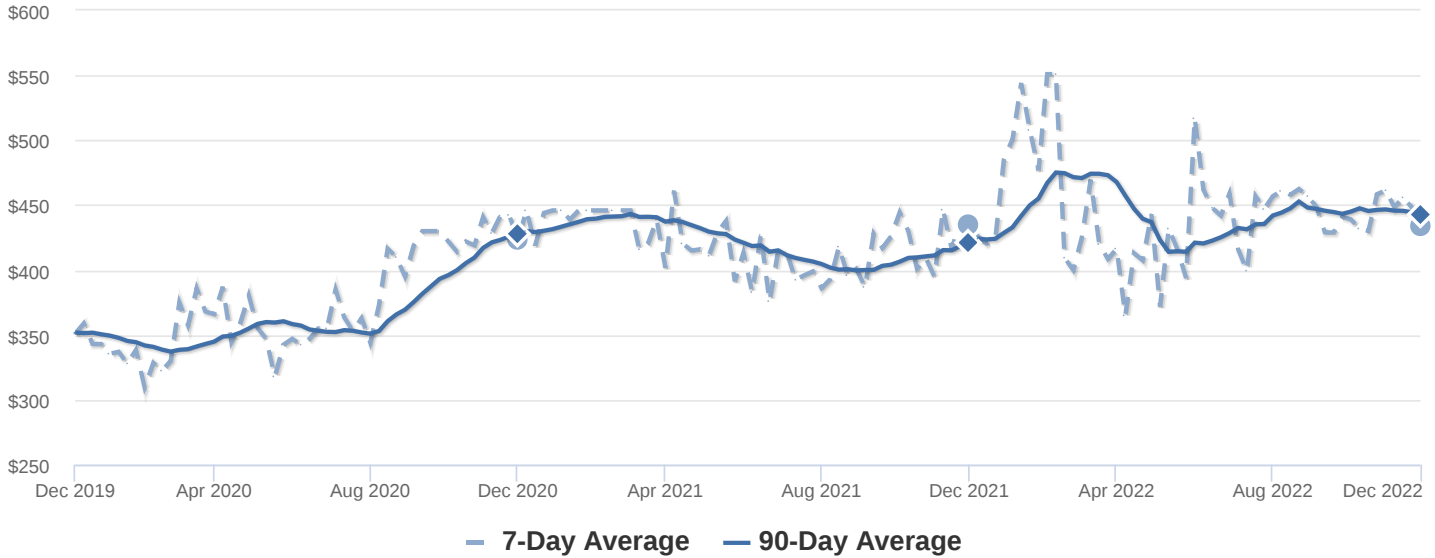
SEGMENTS

Prices have generally settled at a plateau, although Quartile 2 has been trending a bit downward in recent weeks. We'll need to see a persistent shift in the Market Action Index before we see prices across the board move from these levels.



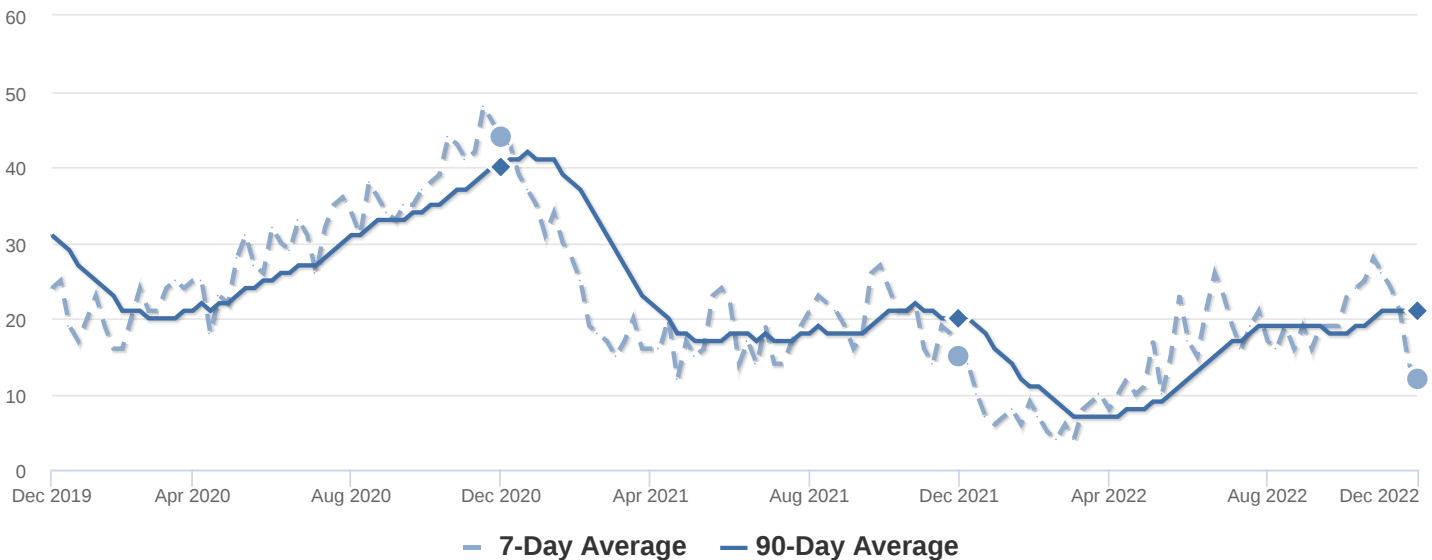
### PRICE PER SQUARE FOOT

Despite recently falling prices, the price per square foot has stayed reasonably flat. This implies that there's a portion of the market being priced at a premium. You can investigate this condition in the quartile details.



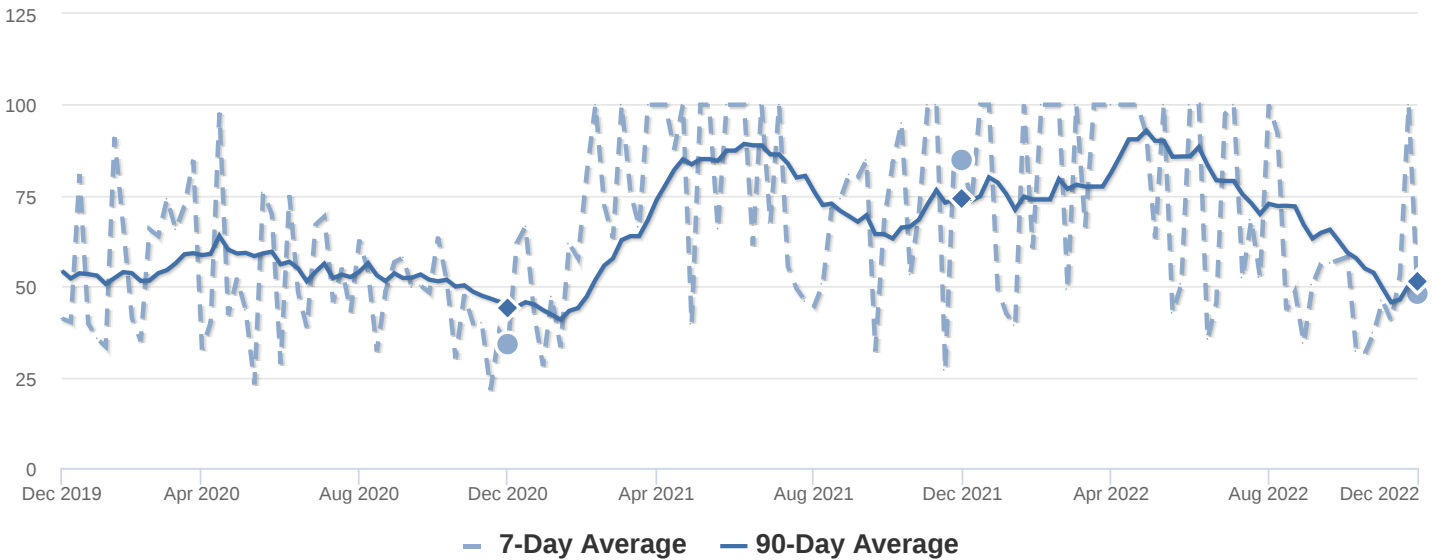
### INVENTORY

Inventory has been relatively steady around these levels in recent weeks.



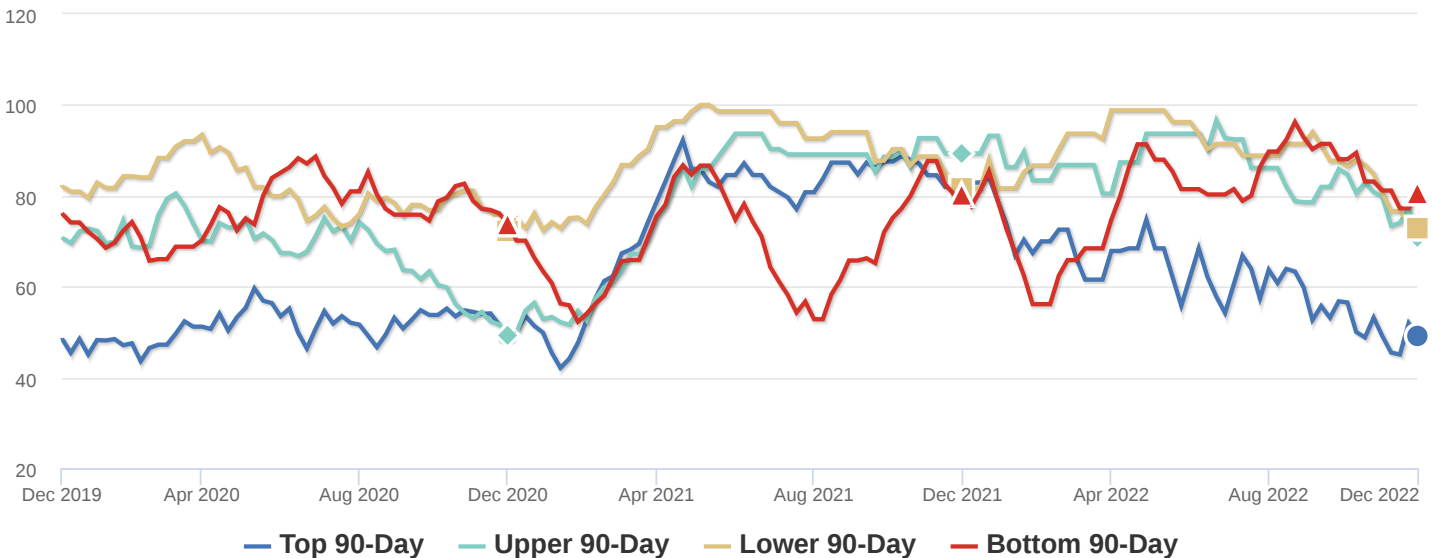
MARKET ACTION INDEX

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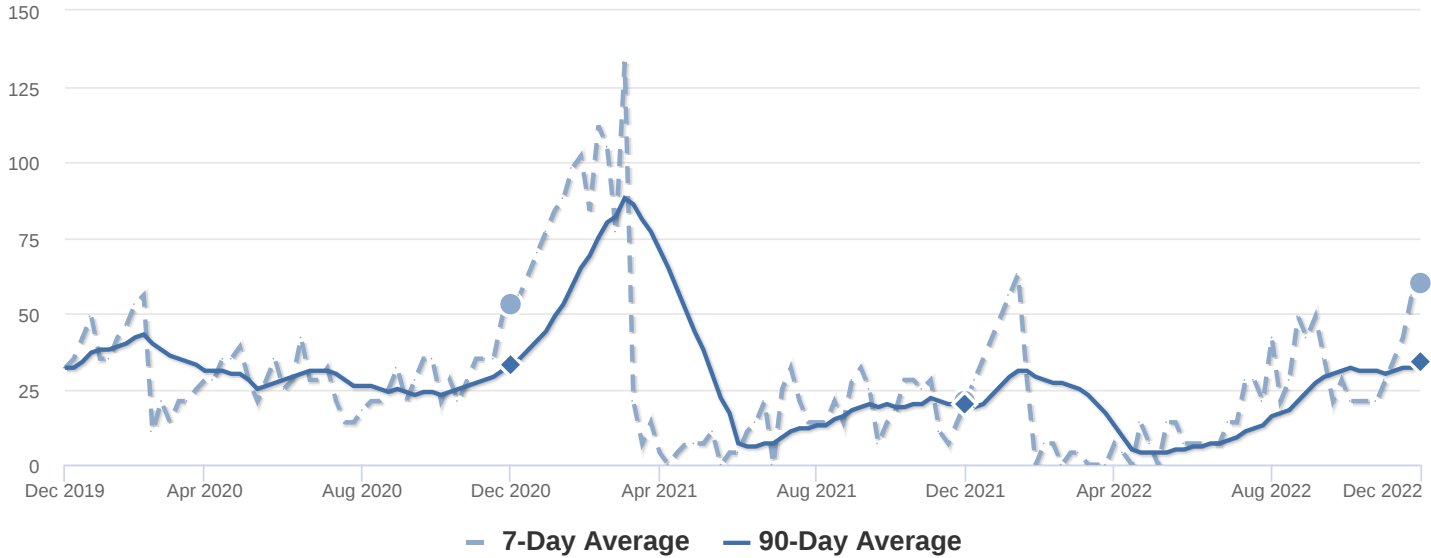
MARKET ACTION SEGMENTS

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 53 days. Half of the listings have come newly on the market in the past 34 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.

