

# Local Market Update – October 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Arlington

### Single-Family Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	33	25	- 24.2%	270	255	- 5.6%
Closed Sales	24	14	- 41.7%	252	236	- 6.3%
Median Sales Price*	\$653,250	<b>\$708,750</b>	+ 8.5%	\$649,000	<b>\$711,250</b>	+ 9.6%
Inventory of Homes for Sale	36	20	- 44.4%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	28	28	0.0%
Percent of Original List Price Received*	99.0%	<b>104.6%</b>	+ 5.7%	102.6%	<b>102.5%</b>	- 0.1%
New Listings	38	32	- 15.8%	309	294	- 4.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

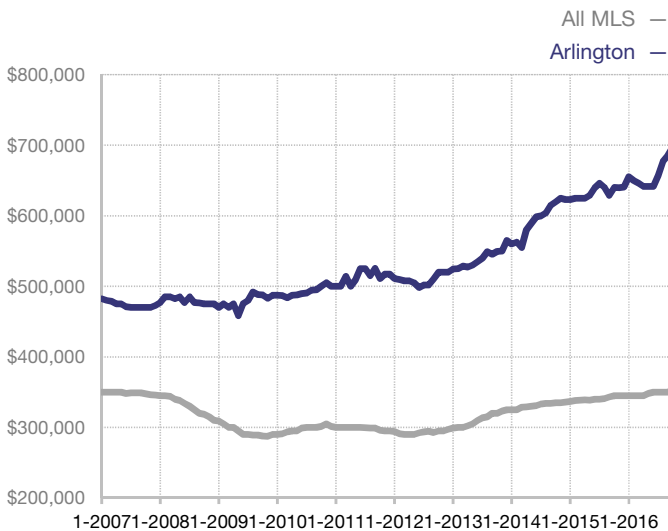
### Condominium Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	18	23	+ 27.8%	231	248	+ 7.4%
Closed Sales	22	15	- 31.8%	218	234	+ 7.3%
Median Sales Price*	\$492,000	<b>\$510,000</b>	+ 3.7%	\$467,000	<b>\$510,000</b>	+ 9.2%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	23	25	+ 8.7%
Percent of Original List Price Received*	103.6%	<b>103.0%</b>	- 0.6%	103.4%	<b>103.9%</b>	+ 0.5%
New Listings	19	14	- 26.3%	256	285	+ 11.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

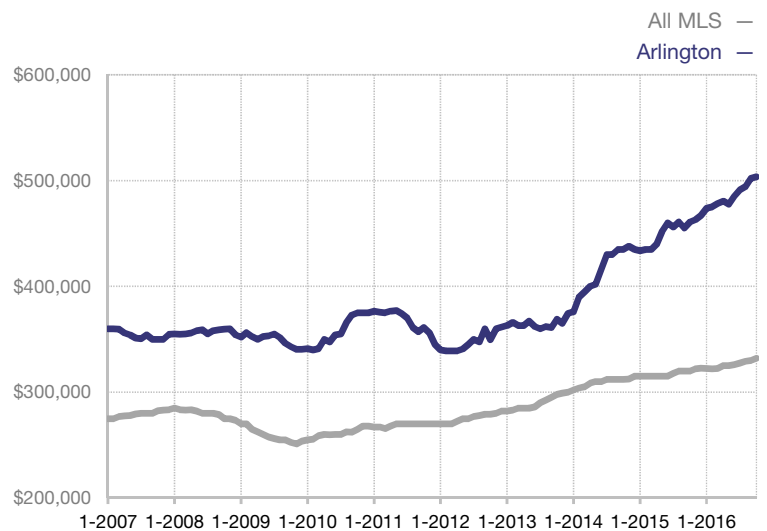
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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