

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	12	+ 33.3%	289	290	+ 0.3%
Closed Sales	26	22	- 15.4%	307	288	- 6.2%
Median Sales Price*	\$1,182,500	\$957,500	- 19.0%	\$950,000	\$1,153,000	+ 21.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	16	19	+ 18.8%
Percent of Original List Price Received*	107.5%	102.1%	- 5.0%	108.6%	107.7%	- 0.8%
New Listings	6	8	+ 33.3%	312	335	+ 7.4%

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

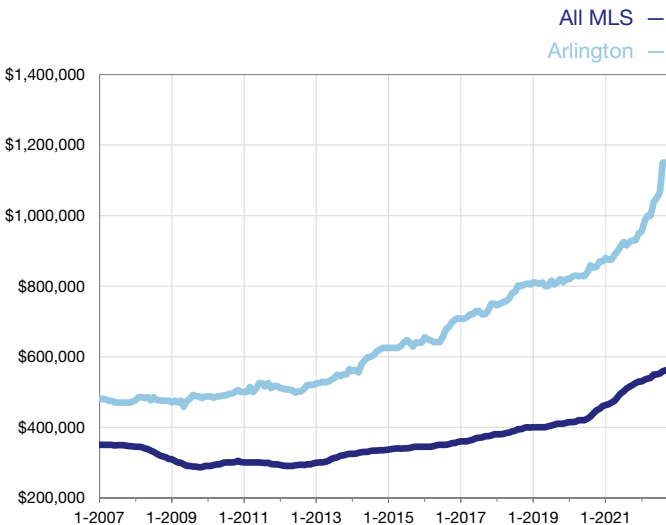
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	21	+ 75.0%	286	235	- 17.8%
Closed Sales	17	18	+ 5.9%	289	229	- 20.8%
Median Sales Price*	\$607,000	\$627,500	+ 3.4%	\$695,000	\$735,000	+ 5.8%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	28	23	- 17.9%	24	23	- 4.2%
Percent of Original List Price Received*	101.2%	97.4%	- 3.8%	103.1%	102.4%	- 0.7%
New Listings	7	8	+ 14.3%	324	293	- 9.6%

* 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

