

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	24	31	+ 29.2%	174	176	+ 1.1%
Closed Sales	35	33	- 5.7%	149	149	0.0%
Median Sales Price*	\$790,000	\$855,000	+ 8.2%	\$820,000	\$840,000	+ 2.4%
Inventory of Homes for Sale	28	27	- 3.6%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	12	- 25.0%	19	23	+ 21.1%
Percent of Original List Price Received*	105.4%	103.8%	- 1.5%	104.9%	103.0%	- 1.8%
New Listings	32	23	- 28.1%	210	209	- 0.5%

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

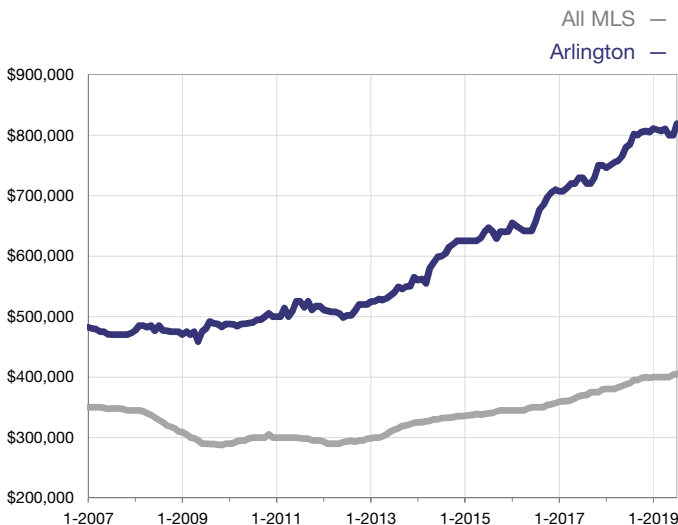
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	20	18	- 10.0%	155	139	- 10.3%
Closed Sales	19	19	0.0%	141	120	- 14.9%
Median Sales Price*	\$570,000	\$695,000	+ 21.9%	\$610,000	\$610,250	+ 0.0%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	15	27	+ 80.0%	18	24	+ 33.3%
Percent of Original List Price Received*	107.3%	101.7%	- 5.2%	106.3%	102.3%	- 3.8%
New Listings	25	21	- 16.0%	172	166	- 3.5%

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

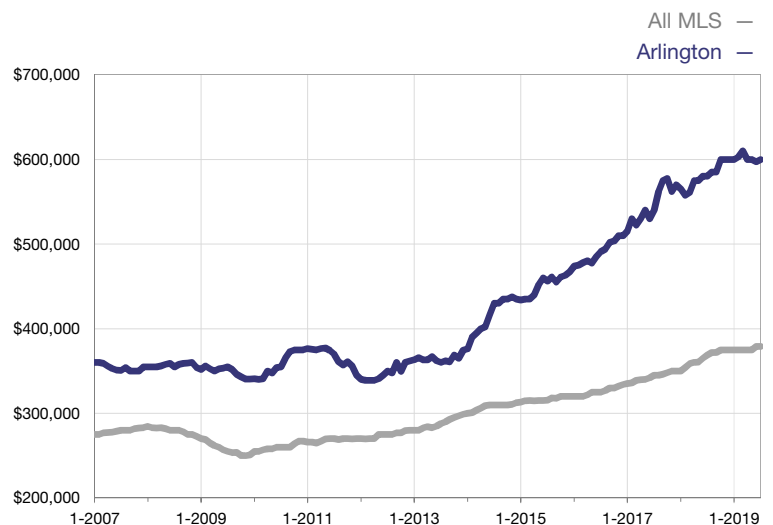
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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