

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Arlington

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	34	+ 277.8%	62	79	+ 27.4%
Closed Sales	16	19	+ 18.8%	60	61	+ 1.7%
Median Sales Price*	\$913,500	\$995,000	+ 8.9%	\$854,500	\$930,000	+ 8.8%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	13	13	0.0%	29	24	- 17.2%
Percent of Original List Price Received*	105.6%	111.0%	+ 5.1%	101.8%	105.3%	+ 3.4%
New Listings	19	42	+ 121.1%	83	92	+ 10.8%

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

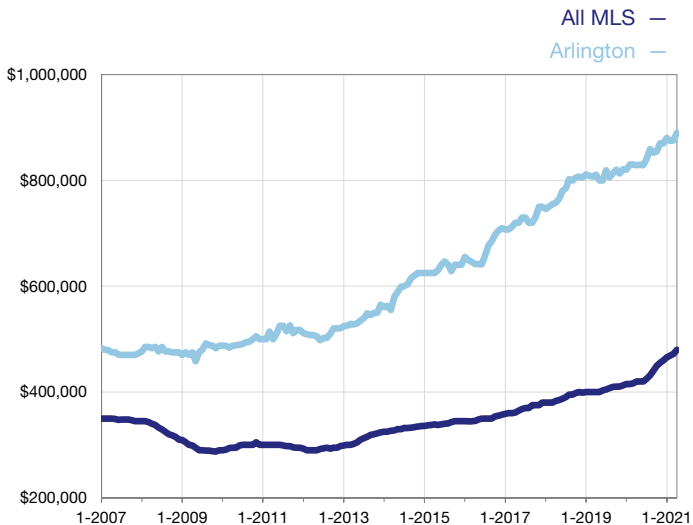
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	30	+ 66.7%	63	105	+ 66.7%
Closed Sales	12	27	+ 125.0%	49	79	+ 61.2%
Median Sales Price*	\$840,000	\$826,000	- 1.7%	\$660,000	\$775,000	+ 17.4%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	11	38	+ 245.5%	28	39	+ 39.3%
Percent of Original List Price Received*	105.7%	104.1%	- 1.5%	102.6%	101.2%	- 1.4%
New Listings	20	33	+ 65.0%	82	109	+ 32.9%

\* 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

