

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	32	38	+ 18.8%	94	117	+ 24.5%
Closed Sales	15	31	+ 106.7%	75	92	+ 22.7%
Median Sales Price*	\$850,000	\$1,025,000	+ 20.6%	\$850,000	\$954,500	+ 12.3%
Inventory of Homes for Sale	25	7	- 72.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	48	10	- 79.2%	33	19	- 42.4%
Percent of Original List Price Received*	98.8%	111.4%	+ 12.8%	101.2%	107.3%	+ 6.0%
New Listings	39	34	- 12.8%	122	126	+ 3.3%

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

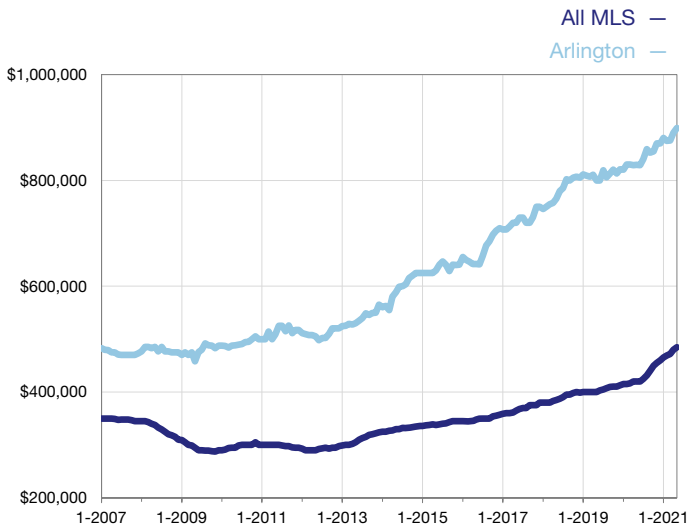
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	30	+ 50.0%	83	135	+ 62.7%
Closed Sales	21	30	+ 42.9%	70	109	+ 55.7%
Median Sales Price*	\$615,000	\$683,350	+ 11.1%	\$645,000	\$720,000	+ 11.6%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	18	14	- 22.2%	25	32	+ 28.0%
Percent of Original List Price Received*	101.6%	107.6%	+ 5.9%	102.3%	103.0%	+ 0.7%
New Listings	23	28	+ 21.7%	105	137	+ 30.5%

* 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

