

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	12	- 29.4%	31	24	- 22.6%
Closed Sales	11	11	0.0%	22	20	- 9.1%
Median Sales Price*	\$1,165,000	\$1,350,000	+ 15.9%	\$1,047,000	\$1,267,500	+ 21.1%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	9	40	+ 344.4%	26	37	+ 42.3%
Percent of Original List Price Received*	111.8%	99.7%	- 10.8%	106.4%	98.7%	- 7.2%
New Listings	17	11	- 35.3%	34	28	- 17.6%

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

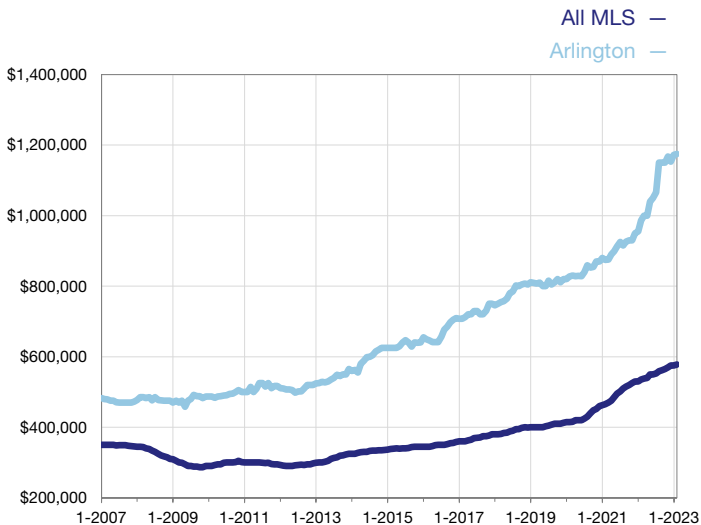
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	18	+ 28.6%	23	36	+ 56.5%
Closed Sales	9	17	+ 88.9%	25	36	+ 44.0%
Median Sales Price*	\$1,300,000	\$720,000	- 44.6%	\$899,900	\$777,500	- 13.6%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	59	+ 145.8%	25	57	+ 128.0%
Percent of Original List Price Received*	103.4%	97.6%	- 5.6%	102.6%	95.6%	- 6.8%
New Listings	14	14	0.0%	24	32	+ 33.3%

* 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

