

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	18	- 18.2%	53	41	- 22.6%
Closed Sales	22	13	- 40.9%	44	33	- 25.0%
Median Sales Price*	\$1,227,500	\$969,000	- 21.1%	\$1,100,000	\$1,190,000	+ 8.2%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	13	32	+ 146.2%	19	35	+ 84.2%
Percent of Original List Price Received*	113.8%	103.1%	- 9.4%	110.1%	100.4%	- 8.8%
New Listings	36	20	- 44.4%	70	48	- 31.4%

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

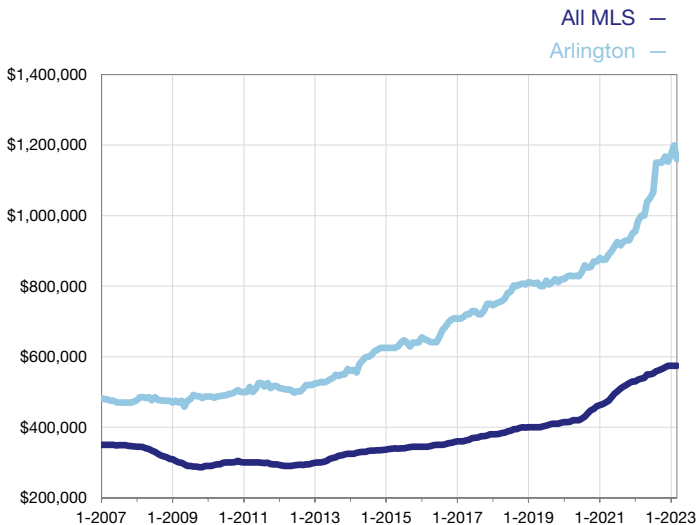
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	19	- 45.7%	58	54	- 6.9%
Closed Sales	16	17	+ 6.3%	41	53	+ 29.3%
Median Sales Price*	\$812,500	\$910,000	+ 12.0%	\$815,000	\$890,000	+ 9.2%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	35	+ 75.0%	23	50	+ 117.4%
Percent of Original List Price Received*	107.0%	101.1%	- 5.5%	104.3%	97.4%	- 6.6%
New Listings	48	27	- 43.8%	72	59	- 18.1%

* 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

