

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	19	- 45.7%	88	59	- 33.0%
Closed Sales	13	11	- 15.4%	57	44	- 22.8%
Median Sales Price*	\$1,037,500	\$1,150,000	+ 10.8%	\$1,075,000	\$1,170,000	+ 8.8%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	9	7	- 22.2%	17	28	+ 64.7%
Percent of Original List Price Received*	113.2%	108.3%	- 4.3%	110.8%	102.4%	- 7.6%
New Listings	36	28	- 22.2%	106	76	- 28.3%

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

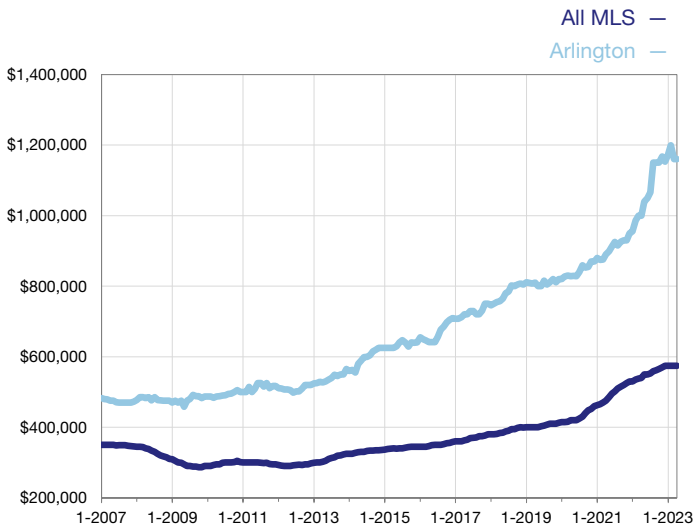
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	24	0.0%	82	77	- 6.1%
Closed Sales	27	20	- 25.9%	68	73	+ 7.4%
Median Sales Price*	\$905,000	\$967,500	+ 6.9%	\$899,950	\$910,000	+ 1.1%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	12	37	+ 208.3%	19	46	+ 142.1%
Percent of Original List Price Received*	106.3%	103.1%	- 3.0%	105.1%	99.0%	- 5.8%
New Listings	20	17	- 15.0%	92	76	- 17.4%

* 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

