

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	44	28	- 36.4%	132	85	- 35.6%
Closed Sales	30	21	- 30.0%	87	65	- 25.3%
Median Sales Price*	\$1,285,000	\$1,055,000	- 17.9%	\$1,165,000	\$1,110,000	- 4.7%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	11	17	+ 54.5%	15	25	+ 66.7%
Percent of Original List Price Received*	116.7%	105.6%	- 9.5%	112.8%	103.4%	- 8.3%
New Listings	41	29	- 29.3%	143	103	- 28.0%

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

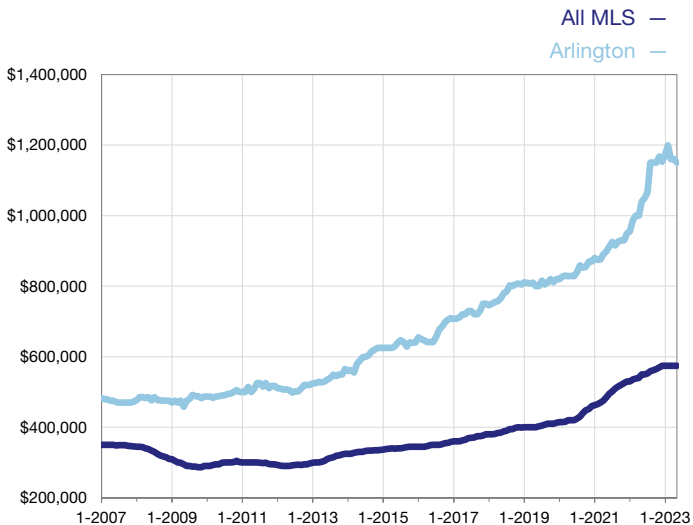
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	26	+ 44.4%	100	101	+ 1.0%
Closed Sales	27	17	- 37.0%	95	90	- 5.3%
Median Sales Price*	\$740,000	\$655,000	- 11.5%	\$851,000	\$895,000	+ 5.2%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	20	40	+ 100.0%
Percent of Original List Price Received*	104.9%	104.0%	- 0.9%	105.1%	99.9%	- 4.9%
New Listings	25	25	0.0%	116	98	- 15.5%

* 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

