

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	32	+ 14.3%	160	112	- 30.0%
Closed Sales	49	25	- 49.0%	136	92	- 32.4%
Median Sales Price*	\$1,271,000	\$1,152,000	- 9.4%	\$1,200,000	\$1,130,000	- 5.8%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	14	24	+ 71.4%
Percent of Original List Price Received*	111.6%	111.5%	- 0.1%	112.4%	105.7%	- 6.0%
New Listings	40	28	- 30.0%	183	129	- 29.5%

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

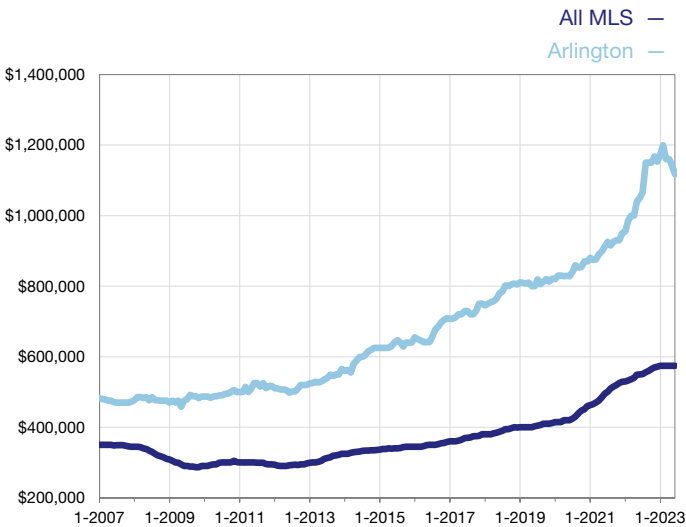
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	19	- 13.6%	122	117	- 4.1%
Closed Sales	25	25	0.0%	120	115	- 4.2%
Median Sales Price*	\$671,000	\$825,000	+ 23.0%	\$810,000	\$860,000	+ 6.2%
Inventory of Homes for Sale	38	13	- 65.8%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	19	35	+ 84.2%
Percent of Original List Price Received*	107.3%	106.8%	- 0.5%	105.5%	101.4%	- 3.9%
New Listings	44	20	- 54.5%	160	118	- 26.3%

* 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

