

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	20	- 16.7%	184	132	- 28.3%
Closed Sales	24	21	- 12.5%	160	113	- 29.4%
Median Sales Price*	\$1,325,000	\$1,305,000	- 1.5%	\$1,217,500	\$1,172,500	- 3.7%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	14	24	+ 71.4%
Percent of Original List Price Received*	107.5%	103.5%	- 3.7%	111.6%	105.3%	- 5.6%
New Listings	32	23	- 28.1%	215	152	- 29.3%

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

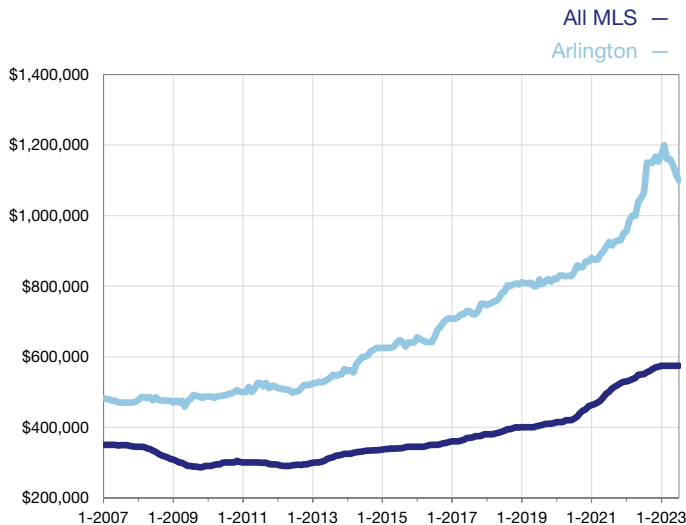
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	18	- 18.2%	144	133	- 7.6%
Closed Sales	16	10	- 37.5%	136	126	- 7.4%
Median Sales Price*	\$695,000	\$737,500	+ 6.1%	\$793,500	\$852,000	+ 7.4%
Inventory of Homes for Sale	32	12	- 62.5%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	19	24	+ 26.3%	19	34	+ 78.9%
Percent of Original List Price Received*	106.1%	102.6%	- 3.3%	105.6%	101.6%	- 3.8%
New Listings	20	18	- 10.0%	180	136	- 24.4%

* 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

