

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Arlington

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	22	+ 15.8%	203	150	- 26.1%
Closed Sales	32	28	- 12.5%	192	141	- 26.6%
Median Sales Price*	\$1,252,500	<b>\$1,275,000</b>	+ 1.8%	\$1,237,500	<b>\$1,190,000</b>	- 3.8%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	15	22	+ 46.7%
Percent of Original List Price Received*	108.3%	<b>105.8%</b>	- 2.3%	111.1%	<b>105.4%</b>	- 5.1%
New Listings	23	18	- 21.7%	238	169	- 29.0%

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

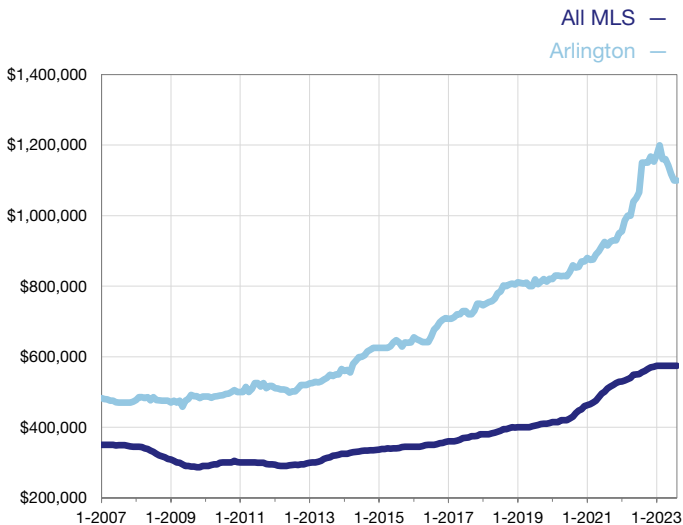
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	17	+ 6.3%	160	149	- 6.9%
Closed Sales	24	25	+ 4.2%	160	151	- 5.6%
Median Sales Price*	\$675,000	<b>\$800,000</b>	+ 18.5%	\$752,500	<b>\$840,000</b>	+ 11.6%
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	33	13	- 60.6%	21	31	+ 47.6%
Percent of Original List Price Received*	96.2%	<b>104.7%</b>	+ 8.8%	104.2%	<b>102.1%</b>	- 2.0%
New Listings	13	16	+ 23.1%	193	153	- 20.7%

\* 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

