

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	13	- 40.9%	225	162	- 28.0%
Closed Sales	21	17	- 19.0%	213	158	- 25.8%
Median Sales Price*	\$1,030,000	\$1,199,000	+ 16.4%	\$1,205,000	\$1,194,500	- 0.9%
Inventory of Homes for Sale	42	21	- 50.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	15	23	+ 53.3%
Percent of Original List Price Received*	102.7%	103.8%	+ 1.1%	110.3%	105.2%	- 4.6%
New Listings	35	22	- 37.1%	273	190	- 30.4%

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

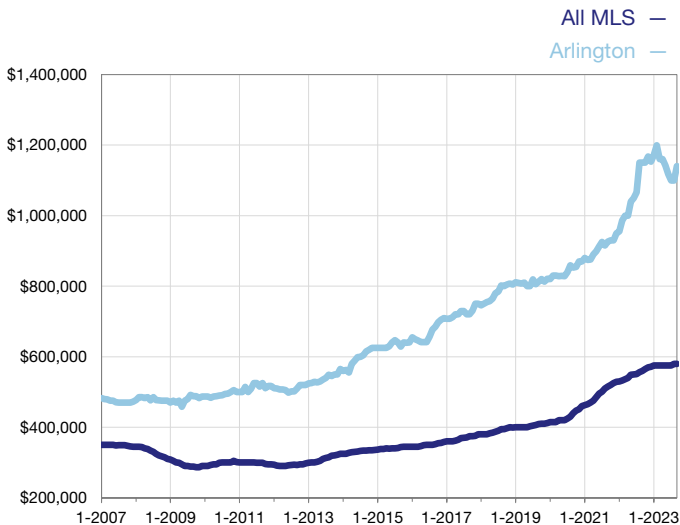
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	18	- 18.2%	182	166	- 8.8%
Closed Sales	21	12	- 42.9%	181	163	- 9.9%
Median Sales Price*	\$802,500	\$1,067,500	+ 33.0%	\$765,000	\$841,000	+ 9.9%
Inventory of Homes for Sale	35	20	- 42.9%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	36	16	- 55.6%	23	30	+ 30.4%
Percent of Original List Price Received*	98.9%	105.0%	+ 6.2%	103.6%	102.3%	- 1.3%
New Listings	37	28	- 24.3%	230	179	- 22.2%

* 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

