

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	18	- 35.7%	253	179	- 29.2%
Closed Sales	22	16	- 27.3%	235	174	- 26.0%
Median Sales Price*	\$1,040,000	\$1,022,500	- 1.7%	\$1,200,000	\$1,181,250	- 1.6%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	16	23	+ 43.8%
Percent of Original List Price Received*	100.3%	101.5%	+ 1.2%	109.3%	104.9%	- 4.0%
New Listings	24	22	- 8.3%	297	212	- 28.6%

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

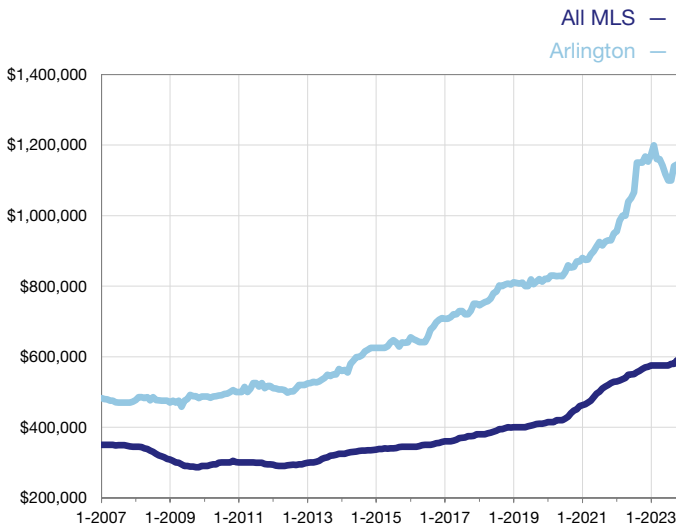
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	17	+ 21.4%	196	182	- 7.1%
Closed Sales	13	20	+ 53.8%	194	183	- 5.7%
Median Sales Price*	\$705,000	\$740,000	+ 5.0%	\$738,000	\$830,000	+ 12.5%
Inventory of Homes for Sale	47	16	- 66.0%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	23	29	+ 26.1%
Percent of Original List Price Received*	98.6%	101.6%	+ 3.0%	103.3%	102.2%	- 1.1%
New Listings	27	16	- 40.7%	257	192	- 25.3%

* 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

