

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	14	- 41.7%	277	193	- 30.3%
Closed Sales	31	17	- 45.2%	266	191	- 28.2%
Median Sales Price*	\$969,000	\$930,000	- 4.0%	\$1,167,500	\$1,150,000	- 1.5%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	35	23	- 34.3%	18	23	+ 27.8%
Percent of Original List Price Received*	99.1%	101.7%	+ 2.6%	108.1%	104.6%	- 3.2%
New Listings	15	11	- 26.7%	312	221	- 29.2%

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

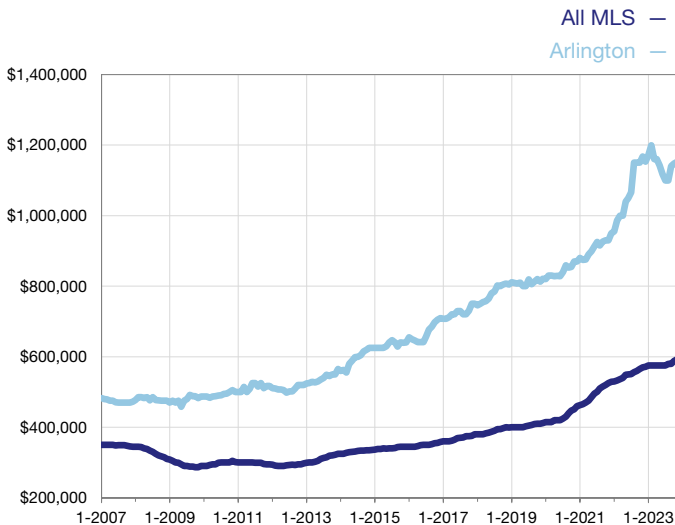
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	11	- 35.3%	213	192	- 9.9%
Closed Sales	18	14	- 22.2%	212	197	- 7.1%
Median Sales Price*	\$744,500	\$846,000	+ 13.6%	\$738,000	\$830,000	+ 12.5%
Inventory of Homes for Sale	42	16	- 61.9%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	28	13	- 53.6%	23	28	+ 21.7%
Percent of Original List Price Received*	98.2%	102.7%	+ 4.6%	102.8%	102.3%	- 0.5%
New Listings	14	11	- 21.4%	271	202	- 25.5%

* 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

