

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Arlington

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	288	202	- 29.9%
Closed Sales	22	13	- 40.9%	288	205	- 28.8%
Median Sales Price*	\$957,500	<b>\$1,100,000</b>	+ 14.9%	\$1,153,000	<b>\$1,150,000</b>	- 0.3%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	19	23	+ 21.1%
Percent of Original List Price Received*	102.1%	<b>103.1%</b>	+ 1.0%	107.7%	<b>104.5%</b>	- 3.0%
New Listings	7	8	+ 14.3%	319	231	- 27.6%

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

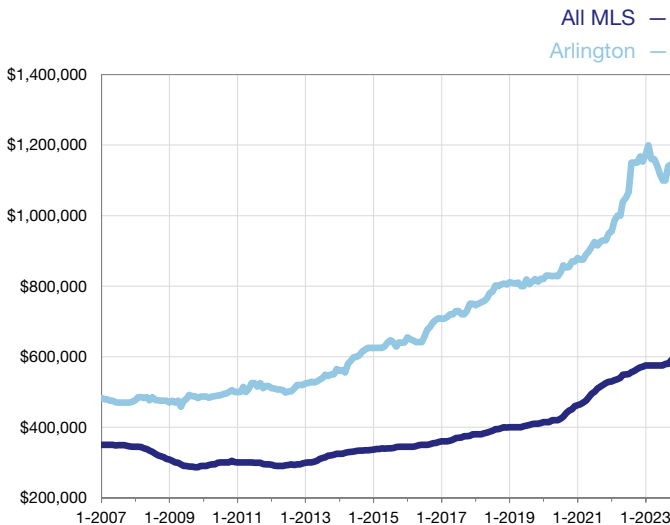
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	9	- 50.0%	231	200	- 13.4%
Closed Sales	18	10	- 44.4%	230	207	- 10.0%
Median Sales Price*	\$627,500	<b>\$792,500</b>	+ 26.3%	\$732,500	<b>\$830,000</b>	+ 13.3%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	23	56	+ 143.5%	23	29	+ 26.1%
Percent of Original List Price Received*	97.4%	<b>97.6%</b>	+ 0.2%	102.4%	<b>102.0%</b>	- 0.4%
New Listings	8	8	0.0%	279	212	- 24.0%

\* 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

