

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	20	+ 81.8%	23	31	+ 34.8%
Closed Sales	11	14	+ 27.3%	20	23	+ 15.0%
Median Sales Price*	\$1,350,000	\$1,057,500	- 21.7%	\$1,267,500	\$1,130,000	- 10.8%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	22	- 45.0%	37	34	- 8.1%
Percent of Original List Price Received*	99.7%	102.0%	+ 2.3%	98.7%	102.6%	+ 4.0%
New Listings	11	20	+ 81.8%	26	38	+ 46.2%

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

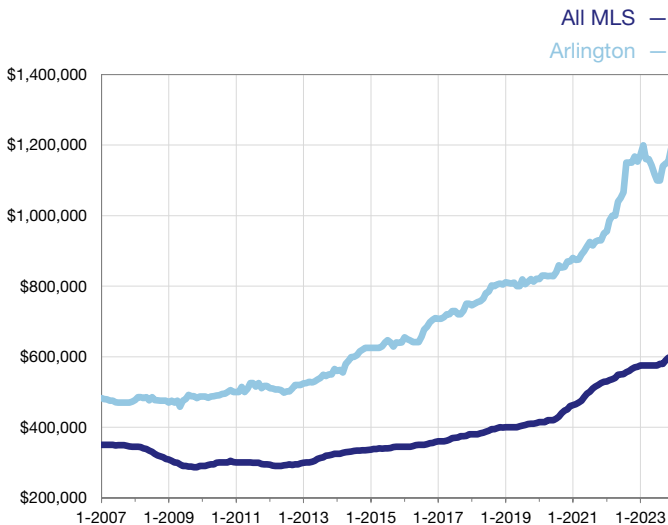
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	19	+ 11.8%	35	26	- 25.7%
Closed Sales	17	11	- 35.3%	36	18	- 50.0%
Median Sales Price*	\$720,000	\$807,000	+ 12.1%	\$777,500	\$725,000	- 6.8%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	59	26	- 55.9%	57	27	- 52.6%
Percent of Original List Price Received*	97.6%	101.0%	+ 3.5%	95.6%	99.5%	+ 4.1%
New Listings	13	18	+ 38.5%	30	36	+ 20.0%

* 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

