

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	19	+ 18.8%	39	50	+ 28.2%
Closed Sales	13	17	+ 30.8%	33	40	+ 21.2%
Median Sales Price*	\$969,000	\$1,300,000	+ 34.2%	\$1,190,000	\$1,255,000	+ 5.5%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	32	53	+ 65.6%	35	42	+ 20.0%
Percent of Original List Price Received*	103.1%	105.0%	+ 1.8%	100.4%	103.6%	+ 3.2%
New Listings	20	15	- 25.0%	46	53	+ 15.2%

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

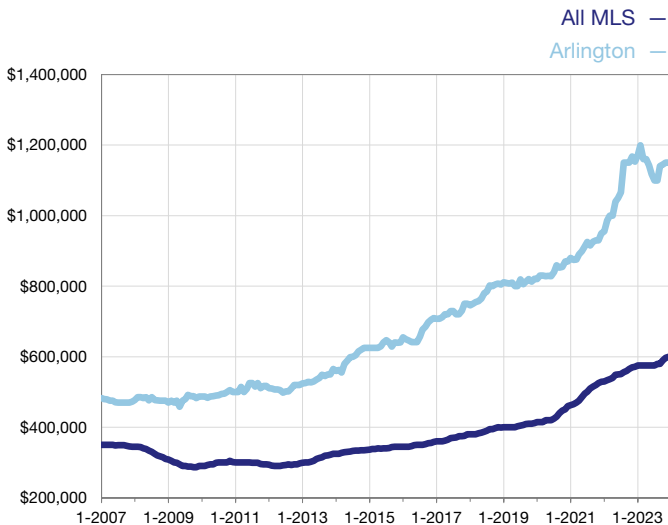
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	20	+ 11.1%	53	46	- 13.2%
Closed Sales	17	18	+ 5.9%	53	36	- 32.1%
Median Sales Price*	\$910,000	\$764,500	- 16.0%	\$890,000	\$735,000	- 17.4%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	35	24	- 31.4%	50	25	- 50.0%
Percent of Original List Price Received*	101.1%	100.4%	- 0.7%	97.4%	100.0%	+ 2.7%
New Listings	26	16	- 38.5%	56	52	- 7.1%

* 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

