

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

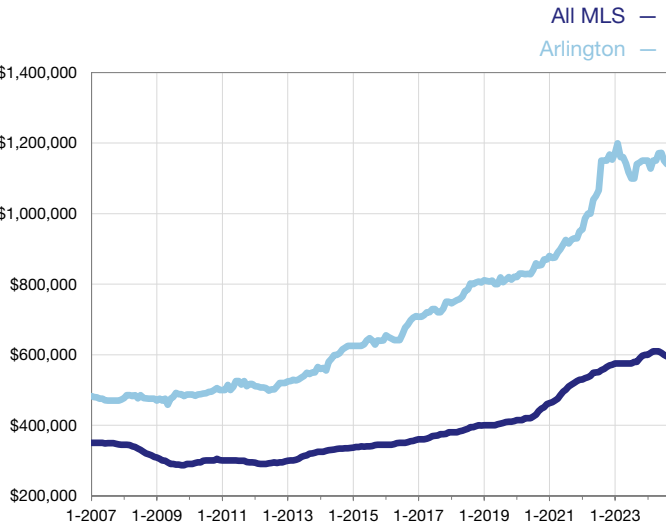
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	18	- 14.3%	149	159	+ 6.7%
Closed Sales	28	19	- 32.1%	141	150	+ 6.4%
Median Sales Price*	\$1,275,000	\$1,150,000	- 9.8%	\$1,190,000	\$1,155,000	- 2.9%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	17	17	0.0%	22	23	+ 4.5%
Percent of Original List Price Received*	105.8%	103.1%	- 2.6%	105.4%	106.3%	+ 0.9%
New Listings	18	12	- 33.3%	169	173	+ 2.4%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	23	+ 43.8%	148	142	- 4.1%
Closed Sales	25	18	- 28.0%	151	123	- 18.5%
Median Sales Price*	\$800,000	\$920,000	+ 15.0%	\$840,000	\$799,000	- 4.9%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	31	24	- 22.6%
Percent of Original List Price Received*	104.7%	101.1%	- 3.4%	102.1%	102.3%	+ 0.2%
New Listings	16	17	+ 6.3%	151	167	+ 10.6%

* 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

