

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

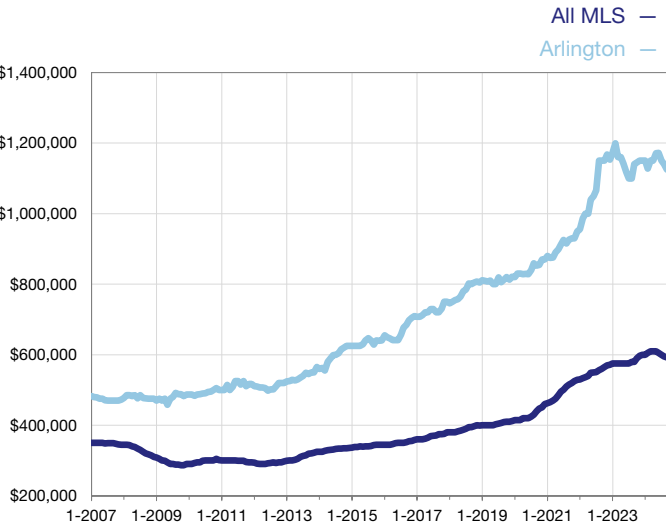
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	17	+ 41.7%	161	175	+ 8.7%
Closed Sales	17	20	+ 17.6%	158	171	+ 8.2%
Median Sales Price*	\$1,199,000	\$1,088,000	- 9.3%	\$1,194,500	\$1,160,000	- 2.9%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 28.0%	23	24	+ 4.3%
Percent of Original List Price Received*	103.8%	100.1%	- 3.6%	105.2%	105.6%	+ 0.4%
New Listings	21	22	+ 4.8%	190	194	+ 2.1%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	17	0.0%	165	159	- 3.6%
Closed Sales	12	13	+ 8.3%	163	136	- 16.6%
Median Sales Price*	\$1,067,500	\$850,000	- 20.4%	\$841,000	\$799,500	- 4.9%
Inventory of Homes for Sale	19	25	+ 31.6%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	16	28	+ 75.0%	30	24	- 20.0%
Percent of Original List Price Received*	105.0%	98.2%	- 6.5%	102.3%	102.0%	- 0.3%
New Listings	26	26	0.0%	177	193	+ 9.0%

* 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

