

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

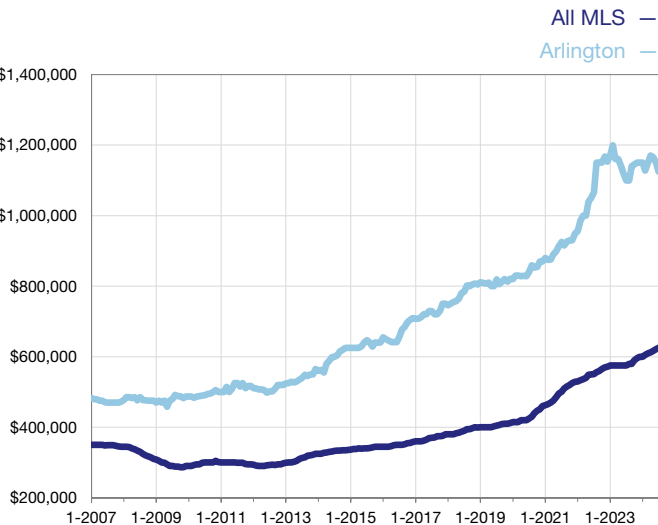
| Single-Family Properties | October | | | Year to Date | | |
|--|-------------|-------------|---------|--------------|-------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 17 | 30 | + 76.5% | 178 | 203 | + 14.0% |
| Closed Sales | 16 | 16 | 0.0% | 174 | 187 | + 7.5% |
| Median Sales Price* | \$1,022,500 | \$1,145,463 | + 12.0% | \$1,181,250 | \$1,160,000 | - 1.8% |
| Inventory of Homes for Sale | 28 | 20 | - 28.6% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.1 | - 31.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 40 | + 33.3% | 23 | 25 | + 8.7% |
| Percent of Original List Price Received* | 101.5% | 103.6% | + 2.1% | 104.9% | 105.4% | + 0.5% |
| New Listings | 22 | 31 | + 40.9% | 212 | 226 | + 6.6% |

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

| Condominium Properties | October | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 16 | 24 | + 50.0% | 181 | 182 | + 0.6% |
| Closed Sales | 20 | 20 | 0.0% | 183 | 157 | - 14.2% |
| Median Sales Price* | \$740,000 | \$592,750 | - 19.9% | \$830,000 | \$767,000 | - 7.6% |
| Inventory of Homes for Sale | 19 | 14 | - 26.3% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.8 | - 27.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 32 | + 39.1% | 29 | 25 | - 13.8% |
| Percent of Original List Price Received* | 101.6% | 100.3% | - 1.3% | 102.2% | 101.8% | - 0.4% |
| New Listings | 16 | 16 | 0.0% | 193 | 209 | + 8.3% |

* 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

