

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

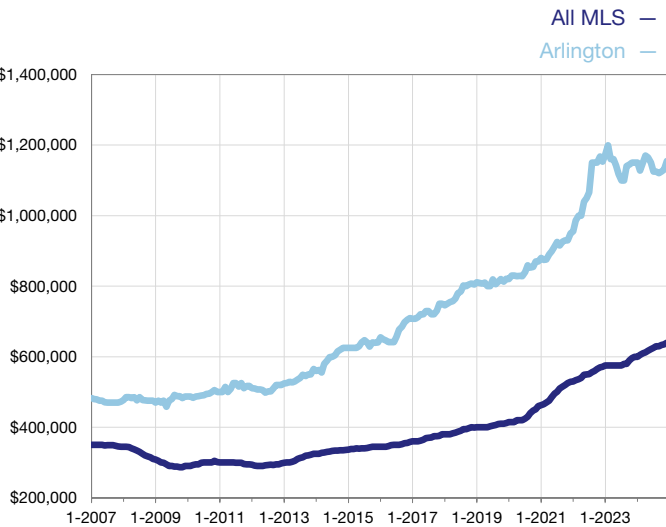
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	5	- 50.0%	202	221	+ 9.4%
Closed Sales	13	18	+ 38.5%	205	224	+ 9.3%
Median Sales Price*	\$1,100,000	\$1,212,500	+ 10.2%	\$1,150,000	\$1,155,000	+ 0.4%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	25	34	+ 36.0%	23	25	+ 8.7%
Percent of Original List Price Received*	103.1%	101.9%	- 1.2%	104.5%	105.2%	+ 0.7%
New Listings	8	6	- 25.0%	230	238	+ 3.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	198	200	+ 1.0%
Closed Sales	11	10	- 9.1%	208	180	- 13.5%
Median Sales Price*	\$750,000	\$994,500	+ 32.6%	\$830,000	\$772,500	- 6.9%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	59	27	- 54.2%	30	25	- 16.7%
Percent of Original List Price Received*	97.2%	104.5%	+ 7.5%	102.0%	101.8%	- 0.2%
New Listings	7	6	- 14.3%	212	231	+ 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

