

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Arlington

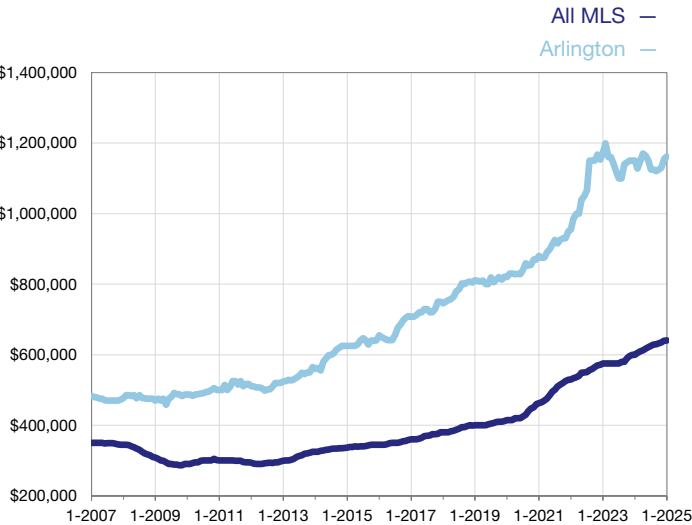
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	9	- 18.2%	11	9	- 18.2%
Closed Sales	9	7	- 22.2%	9	7	- 22.2%
Median Sales Price*	\$1,300,000	\$1,507,500	+ 16.0%	\$1,300,000	\$1,507,500	+ 16.0%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	54	25	- 53.7%	54	25	- 53.7%
Percent of Original List Price Received*	103.5%	105.7%	+ 2.1%	103.5%	105.7%	+ 2.1%
New Listings	18	14	- 22.2%	18	14	- 22.2%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	7	8	+ 14.3%
Closed Sales	7	11	+ 57.1%	7	11	+ 57.1%
Median Sales Price*	\$685,000	\$910,000	+ 32.8%	\$685,000	\$910,000	+ 32.8%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	29	55	+ 89.7%	29	55	+ 89.7%
Percent of Original List Price Received*	97.2%	98.9%	+ 1.7%	97.2%	98.9%	+ 1.7%
New Listings	18	15	- 16.7%	18	15	- 16.7%

\* 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

