

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

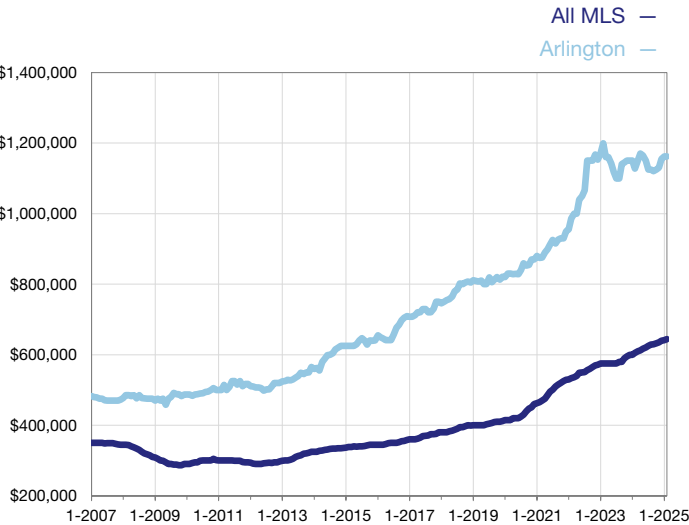
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	20	14	- 30.0%	31	23	- 25.8%
Closed Sales	14	10	- 28.6%	23	17	- 26.1%
Median Sales Price*	\$1,057,500	\$1,077,500	+ 1.9%	\$1,130,000	\$1,200,000	+ 6.2%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	22	34	+ 54.5%	34	30	- 11.8%
Percent of Original List Price Received*	102.0%	102.1%	+ 0.1%	102.6%	103.6%	+ 1.0%
New Listings	20	9	- 55.0%	38	23	- 39.5%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	19	13	- 31.6%	26	21	- 19.2%
Closed Sales	11	7	- 36.4%	18	18	0.0%
Median Sales Price*	\$807,000	\$781,000	- 3.2%	\$725,000	\$808,000	+ 11.4%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	27	44	+ 63.0%
Percent of Original List Price Received*	101.0%	106.4%	+ 5.3%	99.5%	101.8%	+ 2.3%
New Listings	18	13	- 27.8%	36	28	- 22.2%

* 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

