

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	6	+ 20.0%	221	217	- 1.8%
Closed Sales	18	9	- 50.0%	224	219	- 2.2%
Median Sales Price*	\$1,212,500	\$960,000	- 20.8%	\$1,155,000	\$1,239,000	+ 7.3%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	34	31	- 8.8%	25	22	- 12.0%
Percent of Original List Price Received*	101.9%	99.5%	- 2.4%	105.2%	105.3%	+ 0.1%
New Listings	6	2	- 66.7%	238	239	+ 0.4%

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

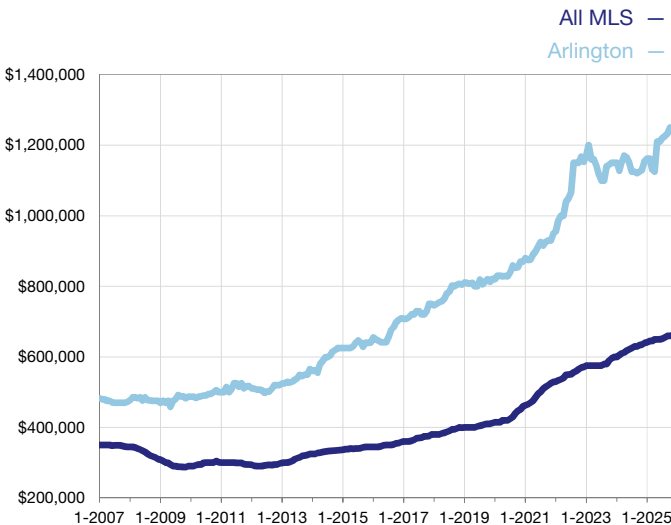
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	10	+ 11.1%	199	205	+ 3.0%
Closed Sales	10	18	+ 80.0%	180	191	+ 6.1%
Median Sales Price*	\$994,500	\$737,500	- 25.8%	\$772,500	\$825,000	+ 6.8%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	33	+ 22.2%	25	28	+ 12.0%
Percent of Original List Price Received*	104.5%	98.8%	- 5.5%	101.8%	101.0%	- 0.8%
New Listings	6	8	+ 33.3%	231	245	+ 6.1%

* 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

