

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-------------|--------------------|----------|--------------|--------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 14 | 10 | - 28.6% | 23 | 15 | - 34.8% |
| Closed Sales | 10 | 5 | - 50.0% | 17 | 9 | - 47.1% |
| Median Sales Price* | \$1,077,500 | \$1,975,000 | + 83.3% | \$1,200,000 | \$1,530,000 | + 27.5% |
| Inventory of Homes for Sale | 6 | 10 | + 66.7% | -- | -- | -- |
| Months Supply of Inventory | 0.3 | 0.6 | + 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 34 | 23 | - 32.4% | 30 | 24 | - 20.0% |
| Percent of Original List Price Received* | 102.1% | 108.3% | + 6.1% | 103.6% | 105.1% | + 1.4% |
| New Listings | 9 | 12 | + 33.3% | 23 | 22 | - 4.3% |

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

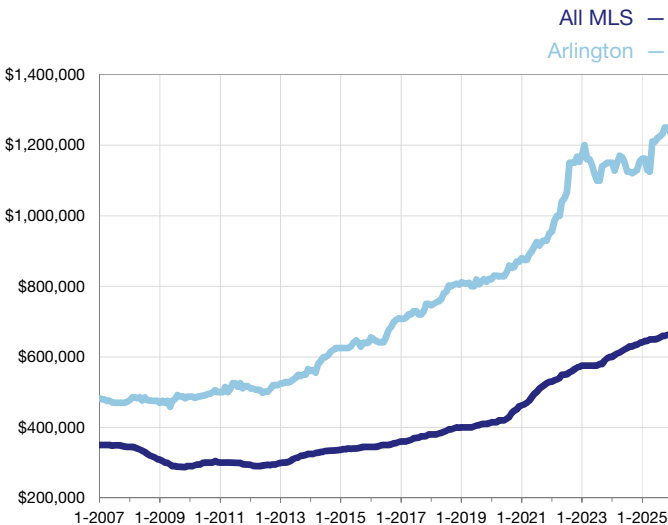
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|--------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 12 | 9 | - 25.0% | 20 | 17 | - 15.0% |
| Closed Sales | 7 | 9 | + 28.6% | 18 | 46 | + 155.6% |
| Median Sales Price* | \$781,000 | \$690,000 | - 11.7% | \$808,000 | \$1,046,500 | + 29.5% |
| Inventory of Homes for Sale | 18 | 14 | - 22.2% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.8 | - 27.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 27 | 36 | + 33.3% | 44 | 37 | - 15.9% |
| Percent of Original List Price Received* | 106.4% | 99.7% | - 6.3% | 101.8% | 100.5% | - 1.3% |
| New Listings | 13 | 11 | - 15.4% | 29 | 24 | - 17.2% |

* 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

