

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	22	27	+ 22.7%	64	57	- 10.9%
Closed Sales	15	18	+ 20.0%	44	39	- 11.4%
Median Sales Price*	\$1,310,000	\$1,387,500	+ 5.9%	\$1,210,000	\$1,545,000	+ 27.7%
Inventory of Homes for Sale	24	26	+ 8.3%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	18	14	- 22.2%	24	26	+ 8.3%
Percent of Original List Price Received*	105.4%	108.0%	+ 2.5%	105.6%	106.0%	+ 0.4%
New Listings	36	29	- 19.4%	83	81	- 2.4%

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

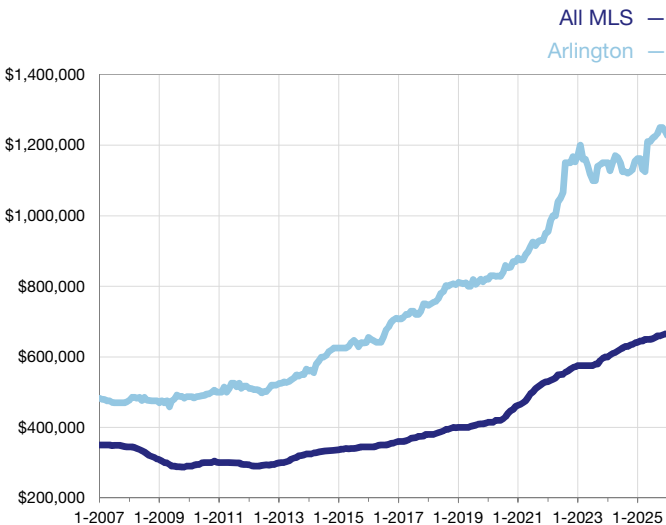
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	26	27	+ 3.8%	68	59	- 13.2%
Closed Sales	19	16	- 15.8%	47	69	+ 46.8%
Median Sales Price*	\$853,000	\$919,950	+ 7.8%	\$853,000	\$1,025,000	+ 20.2%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	35	+ 94.4%	30	36	+ 20.0%
Percent of Original List Price Received*	102.6%	102.0%	- 0.6%	102.5%	100.8%	- 1.7%
New Listings	35	32	- 8.6%	87	79	- 9.2%

* 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

