

# Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Arlington

### Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	34	32	- 5.9%	98	88	- 10.2%
Closed Sales	30	19	- 36.7%	74	58	- 21.6%
Median Sales Price*	\$1,397,500	<b>\$1,228,555</b>	- 12.1%	\$1,300,000	<b>\$1,442,000</b>	+ 10.9%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	11	15	+ 36.4%	19	22	+ 15.8%
Percent of Original List Price Received*	111.4%	<b>109.0%</b>	- 2.2%	108.0%	<b>107.0%</b>	- 0.9%
New Listings	35	35	0.0%	118	115	- 2.5%

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

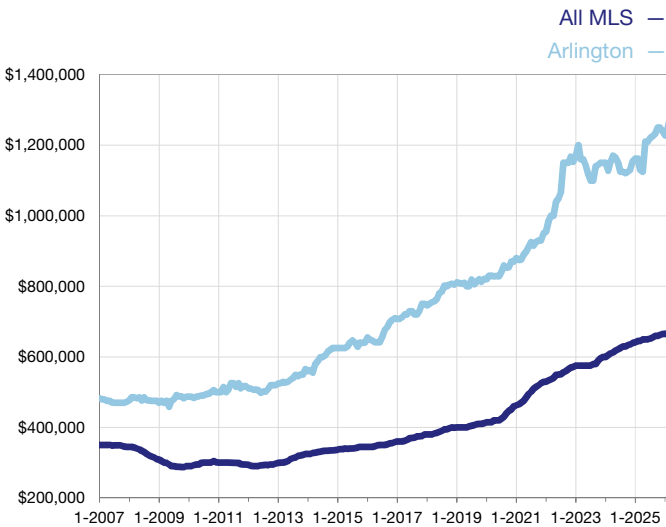
### Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	25	30	+ 20.0%	93	85	- 8.6%
Closed Sales	22	26	+ 18.2%	69	95	+ 37.7%
Median Sales Price*	\$862,500	<b>\$922,000</b>	+ 6.9%	\$860,000	<b>\$1,011,500</b>	+ 17.6%
Inventory of Homes for Sale	33	28	- 15.2%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	25	37	+ 48.0%	28	37	+ 32.1%
Percent of Original List Price Received*	104.1%	<b>100.8%</b>	- 3.2%	103.0%	<b>100.8%</b>	- 2.1%
New Listings	36	32	- 11.1%	123	112	- 8.9%

\* 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

