

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

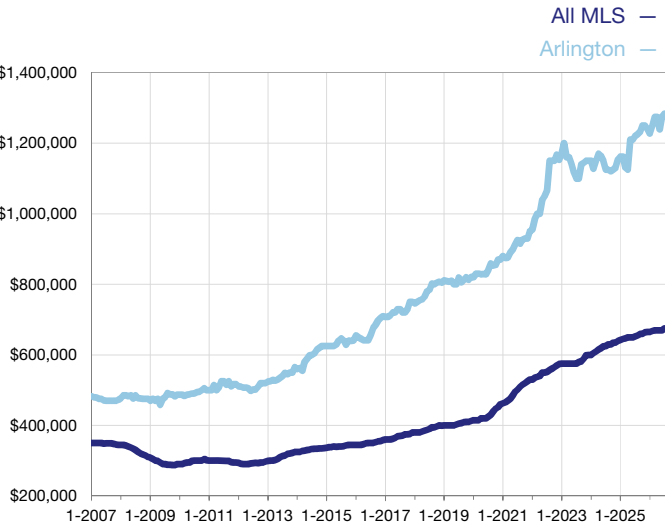
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	13	- 7.1%	160	147	- 8.1%
Closed Sales	23	24	+ 4.3%	147	139	- 5.4%
Median Sales Price*	\$1,335,750	\$1,235,000	- 7.5%	\$1,250,000	\$1,344,000	+ 7.5%
Inventory of Homes for Sale	19	20	+ 5.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	19	32	+ 68.4%	18	26	+ 44.4%
Percent of Original List Price Received*	102.9%	101.2%	- 1.7%	107.0%	105.6%	- 1.3%
New Listings	12	13	+ 8.3%	182	178	- 2.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	14	+ 7.7%	149	129	- 13.4%
Closed Sales	14	14	0.0%	127	154	+ 21.3%
Median Sales Price*	\$747,000	\$747,500	+ 0.1%	\$835,000	\$902,450	+ 8.1%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	24	33	+ 37.5%
Percent of Original List Price Received*	99.8%	98.8%	- 1.0%	102.6%	100.4%	- 2.1%
New Listings	8	9	+ 12.5%	178	163	- 8.4%

* 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

