Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Arlington

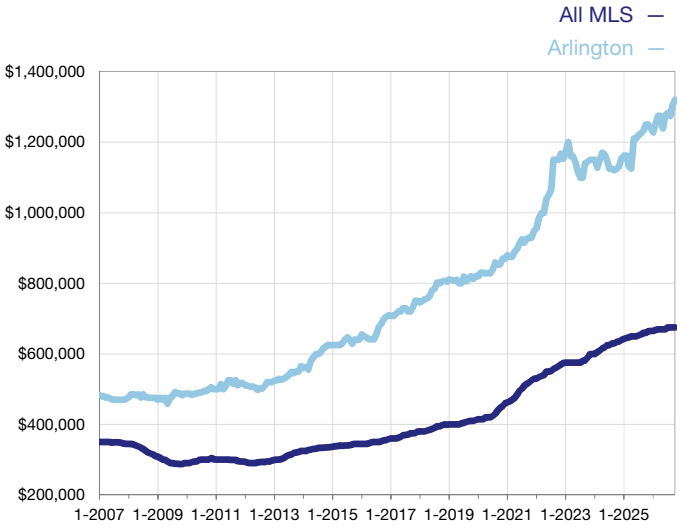
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	20	**18**	- 10.0%	204	**180**	- 11.8%
Closed Sales	26	**16**	- 38.5%	189	**168**	- 11.1%
Median Sales Price*	$1,217,500	**$1,211,000**	- 0.5%	$1,250,000	**$1,342,000**	+ 7.4%
Inventory of Homes for Sale	18	**23**	+ 27.8%	--	--	--
Months Supply of Inventory	1.0	**1.4**	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	29	**32**	+ 10.3%	19	**26**	+ 36.8%
Percent of Original List Price Received*	103.9%	**104.1%**	+ 0.2%	106.5%	**105.3%**	- 1.1%
New Listings	16	**15**	- 6.3%	231	**219**	- 5.2%

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

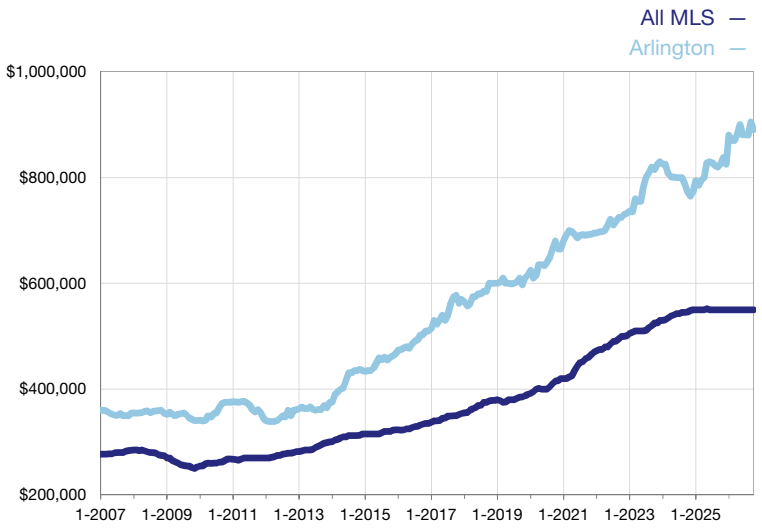
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	19	**20**	+ 5.3%	180	**158**	- 12.2%
Closed Sales	14	**13**	- 7.1%	158	**177**	+ 12.0%
Median Sales Price*	$738,500	**$690,000**	- 6.6%	$822,500	**$880,800**	+ 7.1%
Inventory of Homes for Sale	33	**41**	+ 24.2%	--	--	--
Months Supply of Inventory	2.0	**2.7**	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	27	**35**	+ 29.6%	28	**33**	+ 17.9%
Percent of Original List Price Received*	98.9%	**98.4%**	- 0.5%	101.6%	**100.2%**	- 1.4%
New Listings	23	**23**	0.0%	228	**218**	- 4.4%

* 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



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