

Local Market Update – May 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	44	35	- 20.5%	122	114	- 6.6%
Closed Sales	27	26	- 3.7%	89	83	- 6.7%
Median Sales Price*	\$703,000	\$864,000	+ 22.9%	\$725,000	\$832,000	+ 14.8%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	12	24	+ 100.0%	29	21	- 27.6%
Percent of Original List Price Received*	108.5%	105.9%	- 2.4%	104.1%	104.4%	+ 0.3%
New Listings	47	49	+ 4.3%	135	142	+ 5.2%

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

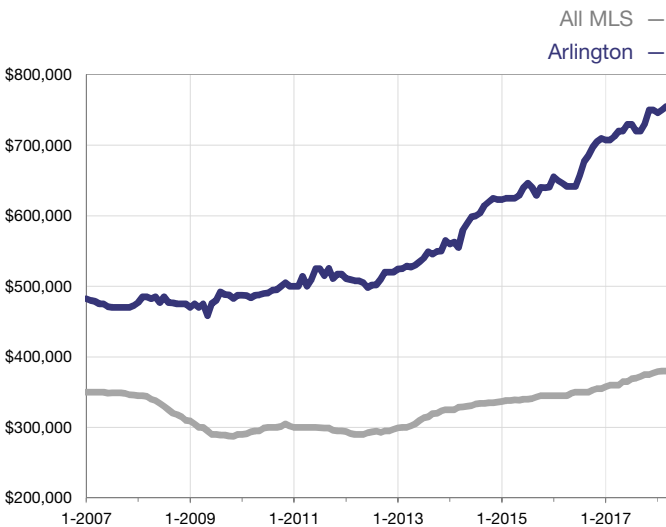
Condominium Properties

Key Metrics	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	29	41	+ 41.4%	96	117	+ 21.9%
Closed Sales	19	21	+ 10.5%	66	80	+ 21.2%
Median Sales Price*	\$630,000	\$610,000	- 3.2%	\$590,500	\$616,500	+ 4.4%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	13	15	+ 15.4%	21	22	+ 4.8%
Percent of Original List Price Received*	104.4%	108.1%	+ 3.5%	104.6%	105.5%	+ 0.9%
New Listings	32	39	+ 21.9%	108	123	+ 13.9%

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

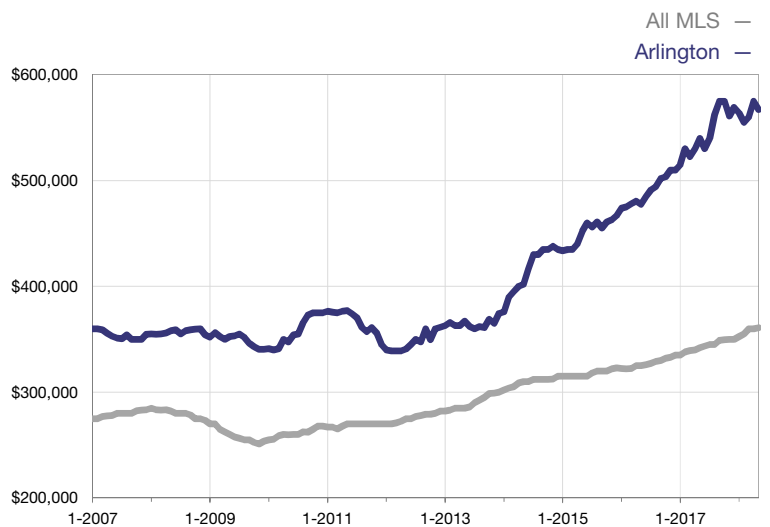
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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