

Q2 2020 ARLINGTON

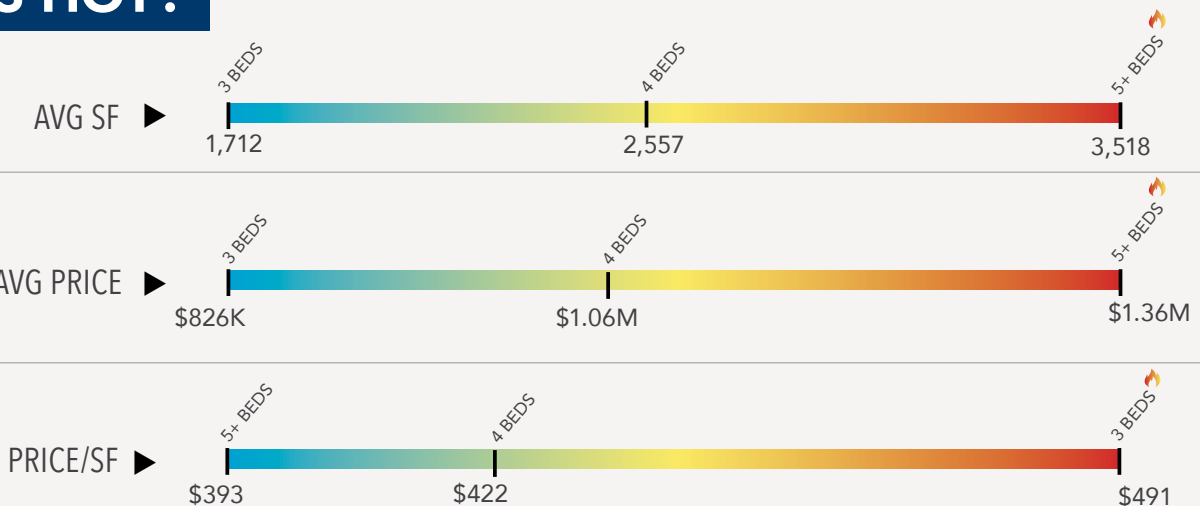


TRENDS & INSIGHTS

- Just as we saw in neighboring Winchester, the number of closings in Arlington decreased significantly from Q2 2019 (75) to Q2 2020 (52), a 30.7% decrease. Unlike Winchester however, single family home sale prices have gone up slightly instead of a small dip.
 - This is due to more sales at the top end of the market; this year, the highest priced sale in Q2 2020 was \$1,855,000 (72 Jason Street), while in 2019, it was \$1,710,000 (25 Hutchinson Road), showing that the market in Arlington is strong despite the global pandemic.
 - On the supply side, June 1st 2020 saw 20 homes on the market in Arlington versus 32 homes on the market, a dramatic 37.5% decrease in available inventory.



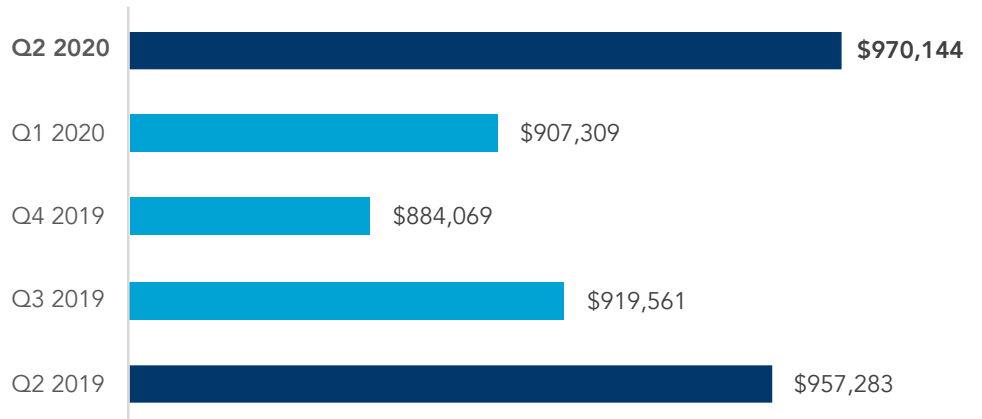
WHAT'S HOT?



AVERAGE SALES PRICE



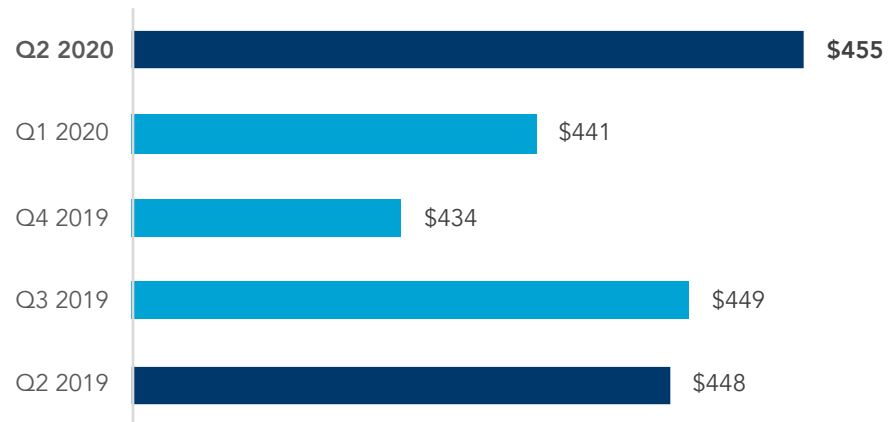
↑ **1.3%**
YEAR OVER YEAR
\$12,861
INCREASE



AVERAGE COST PER SQ FT



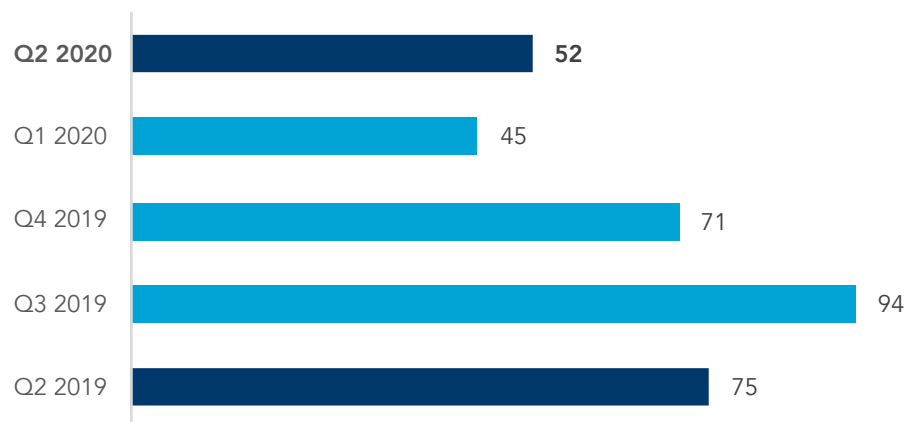
↑ **1.6%**
YEAR OVER YEAR
\$7
INCREASE



NUMBER OF CLOSINGS



↓ **30.7%**
YEAR OVER YEAR
23 UNIT
DECREASE



Note: Data is sourced from MLS, Single Family only