



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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MEMORANDUM

To: Jennifer Raitt, Director, Dept. of Planning and Community Development
From: Kelly Lynema, Senior Planner
Date: October 27, 2020
RE: Demolitions and Development of Single- and Two-Family Homes, 2010-2019

This memo provides data on the demolition of single-family homes and their subsequent replacement with single- or two-family homes over the ten-year period between 2010 and 2019. The data below reflects information collected in the preparation of the *Report on Demolitions and Replacement Homes*, as well as data for July 2019 through December 31, 2019.

Of the building permits issued during this period that were discussed in the *Report on Demolition and Replacement Homes*, 177 were specifically for the demolition of a single-family or two-family structure that was replaced by new single-family or two-family construction in the R0, R1, or R2 zoning districts. Sixty permit applications were for demolition permits to replace a single-family home with a two-family home in the R2 district. The table below shows the total number of housing units demolished and constructed, the change in median assessment values, and the difference between the sales price of the structure that was eventually demolished and the units that replaced it.

	Units Demolished	Units Constructed	Median pre-construction assessment	Med. post-construction assessment	Med. pre-demolition sales price ¹	Med. post-construction sales price ²
Single family replacement homes (1:1 replacement)	113	114 ³	\$504,100	\$898,600	\$550,000	\$1,078,750
Two-family replacement of single-family	60	120	\$616,650 ⁴	\$731,000	\$800,000	\$769,900
Two-family replacement of two-family	8	8	n/a	\$931,900	\$893,000	\$937,500

¹ Sales price is per structure sold.

² Sales price is per unit sold

³ This number includes one instance of a home that was demolished, after which the lot was subdivided and two single-family homes were constructed.

⁴ The available data on this category is limited, as when a single structure is converted to two or more units, the preconstruction assessment value is not recorded on the new property cards.