

# Arlington 02474

ZIP code · MA · Massachusetts > Middlesex County > Arlington

BUYER'S MARKET

**\$1.1M**

MEDIAN SALE PRICE

**-10.5%**

1-YR CHANGE

**260**

SALES (12 MO)

**\$1M**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



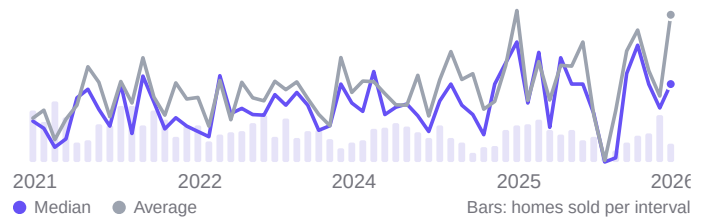
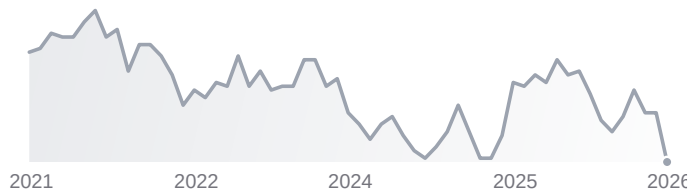
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$1.1M · Average \$1.4M

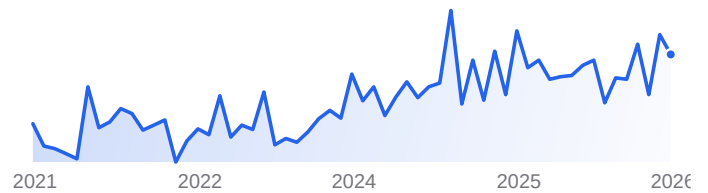
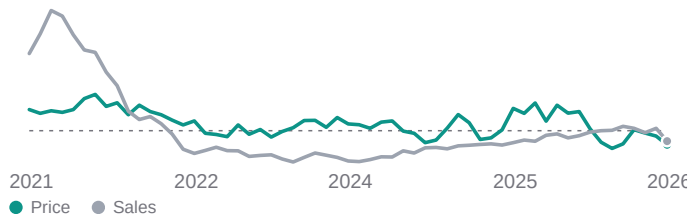


Growth (year over year)

Price -10.5% · Sales -7.8%

Price per square foot

\$625/ft²

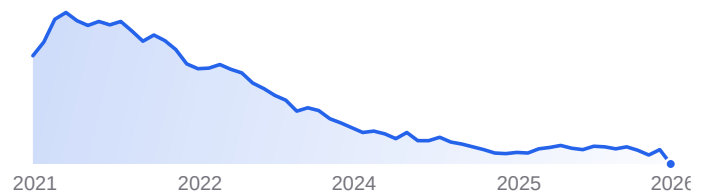


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

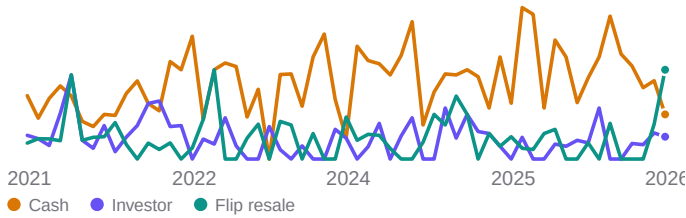
3.0%



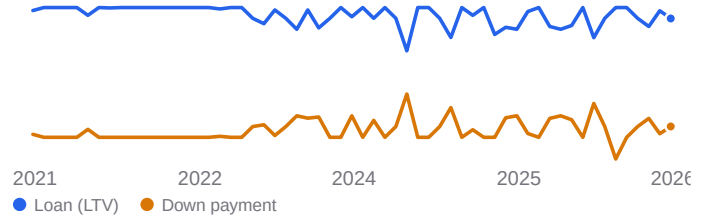
## BUYERS & OUTCOMES

### Buyer mix

Cash 13% · Investor 6.3% · Flip resale 25%

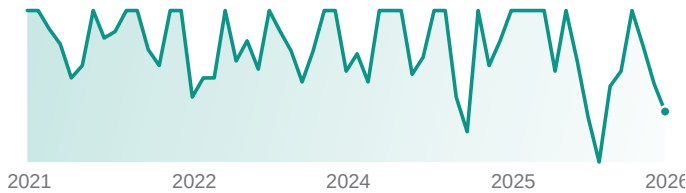


### Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



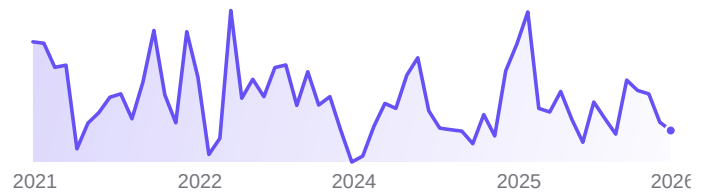
### Sellers who sold at a gain

83%



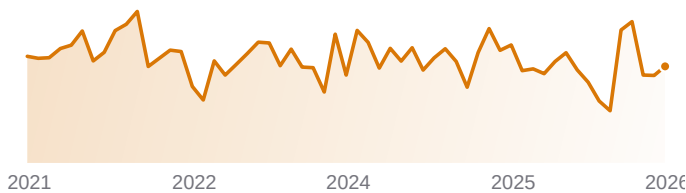
### Typical hold before selling

5.1 yrs



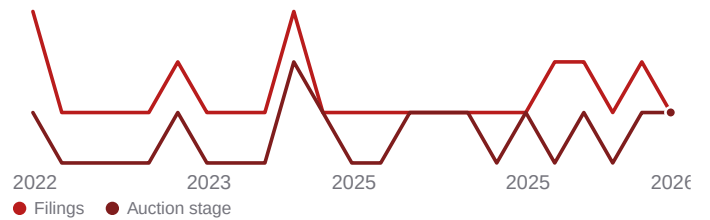
### Median annualized return at resale

+5.0%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,570     |
| Median value (AVM) | \$1M      |
| Median size        | 1,973 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1935      |
| Single family      | 50%       |
| Condos             | 30%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 65%  |
| Underwater (LTV 125% or more) | 0.6% |
| Owner occupied                | 74%  |
| Company owned                 | 19%  |
| Median loan-to-value          | 38%  |

Typical ownership tenure

**14.5 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>28,942</b>      |
| Density                          | <b>8,752 / mi²</b> |
| Median household income          | <b>\$135K</b>      |
| Average household income         | <b>\$157K</b>      |
| Crime index (US avg 100)         | <b>93</b>          |
| Air pollution index (US avg 100) | <b>106</b>         |
| Earthquake index (US avg 100)    | <b>79</b>          |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>33%</b>         |
| Poverty rate                     | <b>5.0%</b>        |
| Unemployment                     | <b>1.2%</b>        |
| Average temp                     | <b>49°F</b>        |
| Annual precip                    | <b>47 in</b>       |
| Sunshine                         | <b>58%</b>         |

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.