

Arlington 02476

ZIP code · MA · Massachusetts > Middlesex County > Arlington

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

192

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

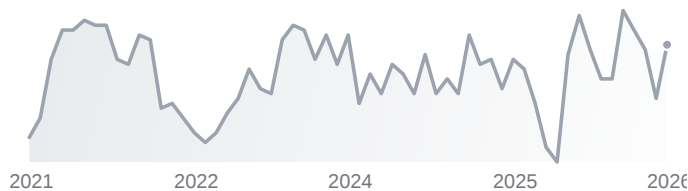
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

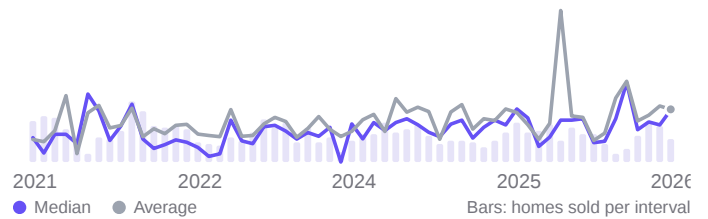
Market temperature (0–100)

59 / 100



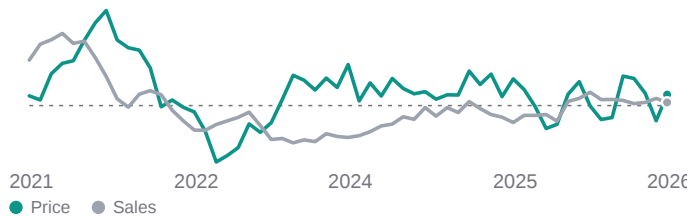
Sale prices

Median \$1.2M · Average \$1.2M



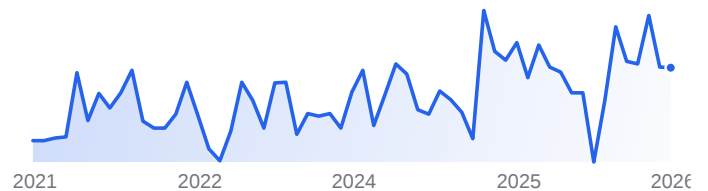
Growth (year over year)

Price +5.6% · Sales +1.6%



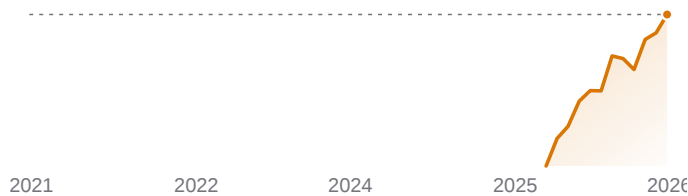
Price per square foot

\$602/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

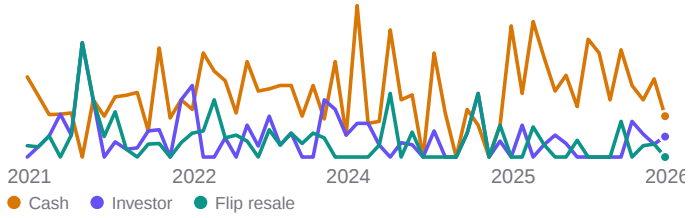
3.2%



BUYERS & OUTCOMES

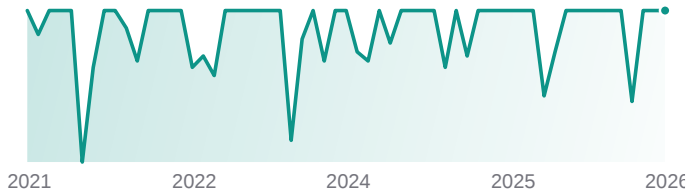
Buyer mix

Cash 14% · Investor 7.1% · Flip resale 0%



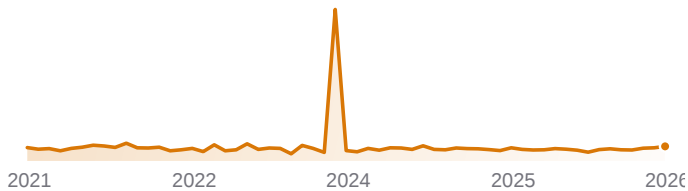
Sellers who sold at a gain

100%

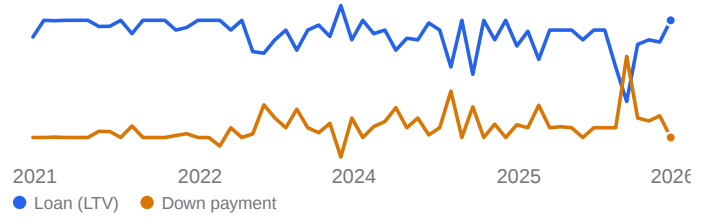


Median annualized return at resale

+6.0%

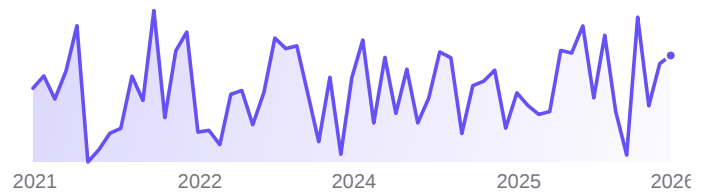


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



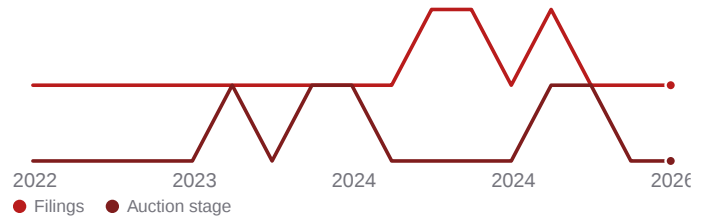
Typical hold before selling

14.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,973
Median value (AVM)	\$1.1M
Median size	1,843 ft²
Median bedrooms	3
Median year built	1932
Single family	62%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.5%
Owner occupied	79%
Company owned	23%
Median loan-to-value	34%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	18,178
Density	8,391 / mi²
Median household income	\$145K
Average household income	\$193K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	78
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	4.8%
Unemployment	1.2%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

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.