

Arlington 38002

ZIP code · TN · Tennessee > Shelby County > Arlington

BUYER'S MARKET

\$409K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

624

SALES (12 MO)

\$401K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



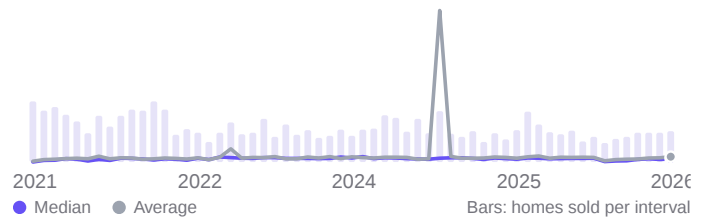
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$413K · Average \$474K

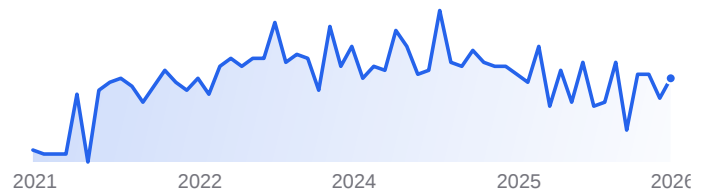
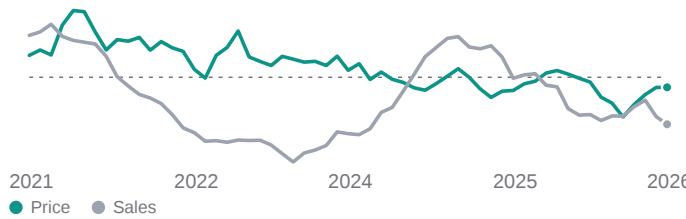


Growth (year over year)

Price -4.2% · Sales -19.5%

Price per square foot

\$154/ft²

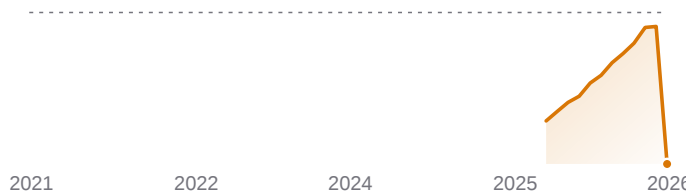


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

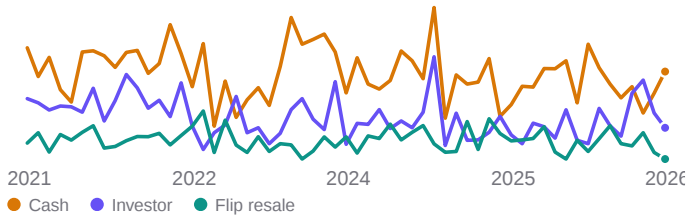
4.0%



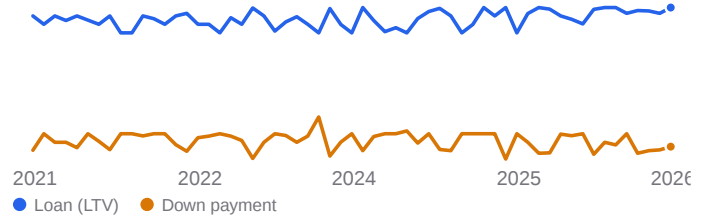
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 8.3% · Flip resale 0%

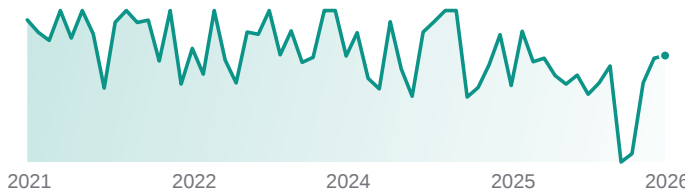


Financing (share of purchase price) Loan (LTV) 95% · Down payment 12%



Sellers who sold at a gain

94%



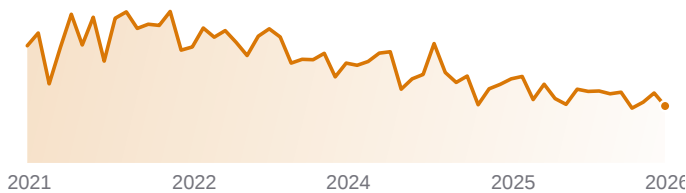
Typical hold before selling

9.6 yrs



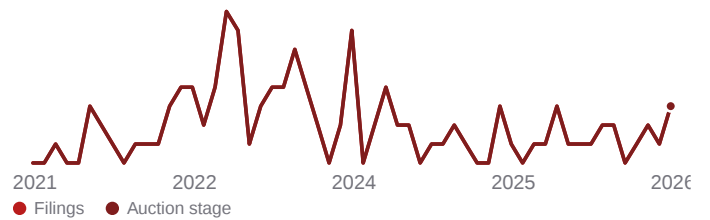
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	15,680
Median value (AVM)	\$401K
Median size	2,822 ft²
Median bedrooms	4
Median year built	2003
Single family	85%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.6%
Owner occupied	78%
Company owned	15%
Median loan-to-value	57%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	45,603
Density	384 / mi²
Median household income	\$112K
Average household income	\$137K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	254
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	4.5%
Unemployment	1.4%
Average temp	61°F
Annual precip	54 in
Sunshine	64%

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.