

Arlington 76013

ZIP code · TX · Texas > Tarrant County > Arlington

BALANCED MARKET

\$331K

MEDIAN SALE PRICE

110

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



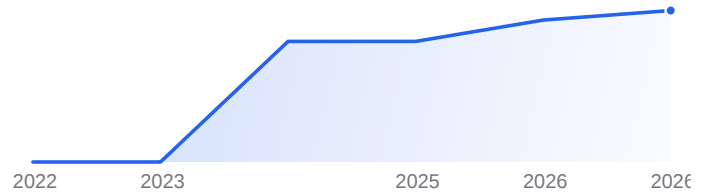
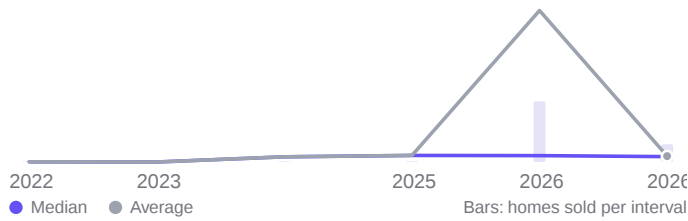
MARKET TRENDS (5 YEARS)

Sale prices

Median \$297K · Average \$318K

Price per square foot

\$190/ft²

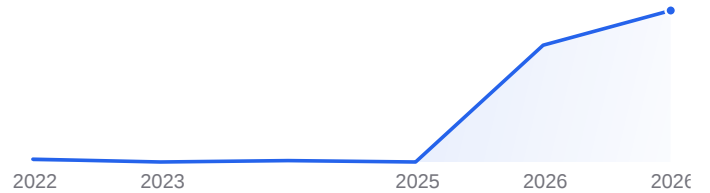


Sale premium vs estimated value

-0.8%

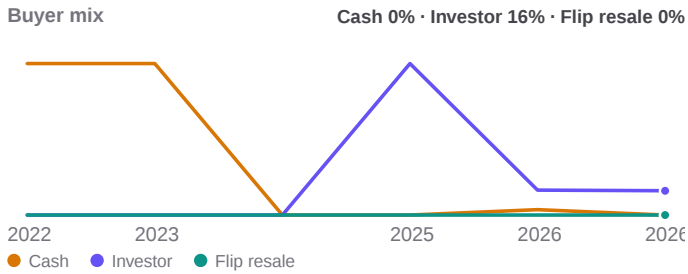
Annual turnover (share of homes sold)

1.2%

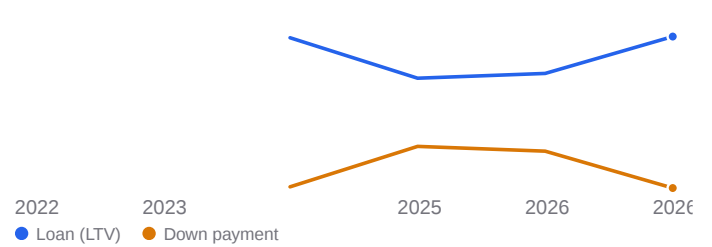


BUYERS & OUTCOMES

Buyer mix



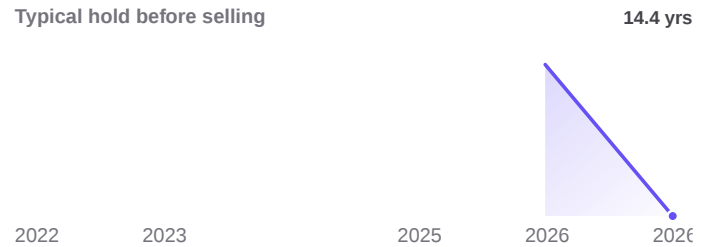
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



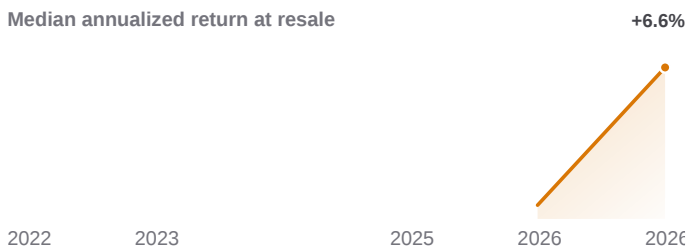
Sellers who sold at a gain



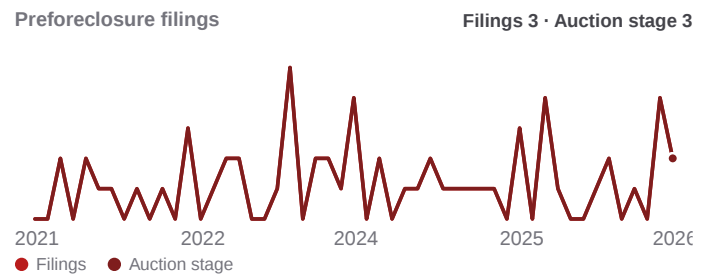
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	8,891
Median value (AVM)	\$304K
Median size	1,855 ft²
Median bedrooms	3
Median year built	1968
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.1%
Owner occupied	78%
Company owned	12%
Median loan-to-value	36%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	37,374
Density	3,986 / mi²
Median household income	\$66K
Average household income	\$89K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	23
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	14.3%
Unemployment	1.2%
Average temp	65°F
Annual precip	37 in
Sunshine	64%

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