

Arlington 76016

ZIP code · TX · Texas > Tarrant County > Arlington

SELLER'S MARKET

\$352K

MEDIAN SALE PRICE

117

SALES (12 MO)

\$353K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

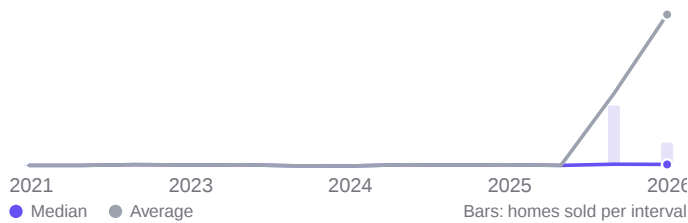
MARKET TRENDS (5 YEARS)

Sale prices

Median \$327K · Average \$30M

Growth (year over year)

Price +1533.3% · Sales +33.3%

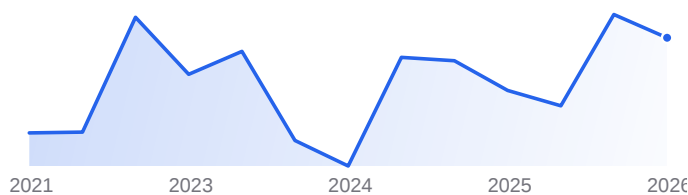


Price per square foot

\$161/ft²

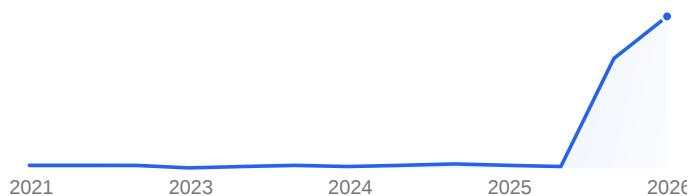
Sale premium vs estimated value

-5.3%



Annual turnover (share of homes sold)

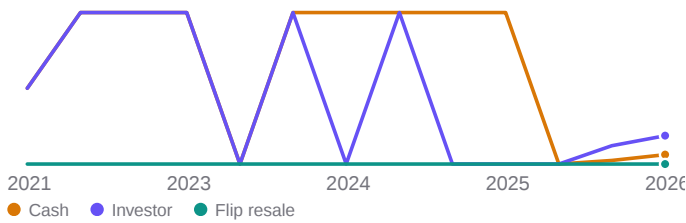
1.0%



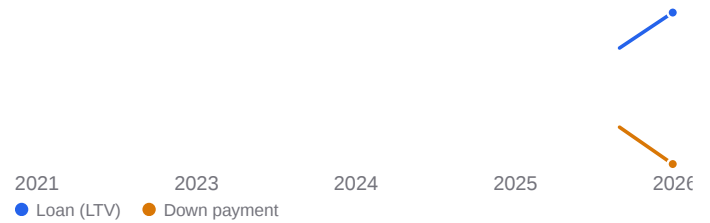
BUYERS & OUTCOMES

Buyer mix

Cash 6.3% · Investor 19% · Flip resale 0%

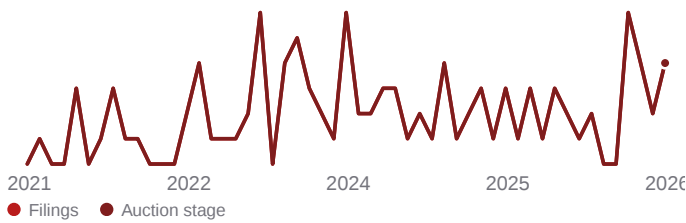


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	11,278
Median value (AVM)	\$353K
Median size	2,049 ft²
Median bedrooms	3
Median year built	1981
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	12%
Median loan-to-value	35%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	32,662
Density	3,323 / mi²
Median household income	\$104K

Average household income	\$122K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	22
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	5.1%
Unemployment	1.3%
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.