

Arlington 76017

ZIP code · TX · Texas > Tarrant County > Arlington

SELLER'S MARKET

\$328K

MEDIAN SALE PRICE

+53.1%

1-YR CHANGE

167

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

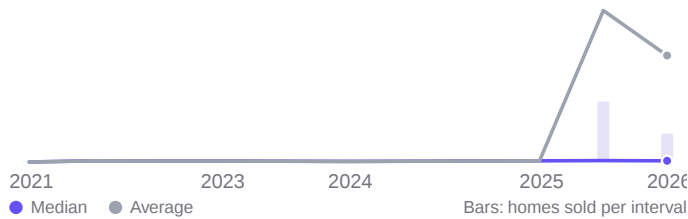
MARKET TRENDS (5 YEARS)

Sale prices

Median \$321K · Average \$19M

Growth (year over year)

Price +53.1% · Sales +5466.7%

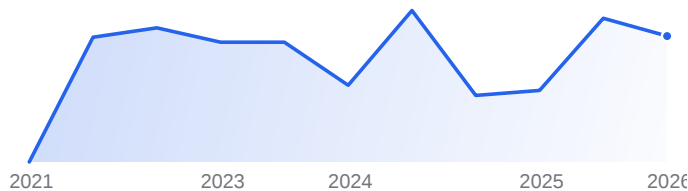


Price per square foot

\$170/ft²

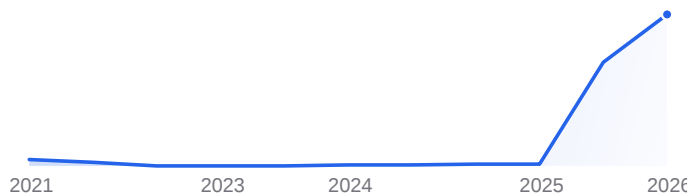
Sale premium vs estimated value

-2.9%



Annual turnover (share of homes sold)

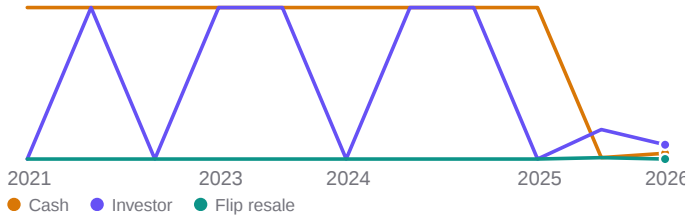
1.1%



BUYERS & OUTCOMES

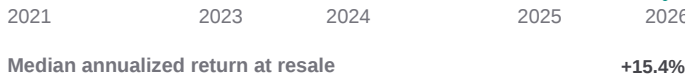
Buyer mix

Cash 3.8% · Investor 9.4% · Flip resale 0%



Sellers who sold at a gain

100%



Median annualized return at resale

+15.4%

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



Typical hold before selling

17.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2

HOUSING STOCK

Homes	14,764
Median value (AVM)	\$320K
Median size	1,779 ft²
Median bedrooms	3
Median year built	1985
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	13%
Median loan-to-value	34%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	48,447
Density	4,566 / mi²
Median household income	\$91K
Average household income	\$108K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	22
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	6.4%
Unemployment	1.4%
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.