

Arlington 76018

ZIP code · TX · Texas > Tarrant County > Arlington

SELLER'S MARKET

\$301K

MEDIAN SALE PRICE

+15.0%

1-YR CHANGE

82

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



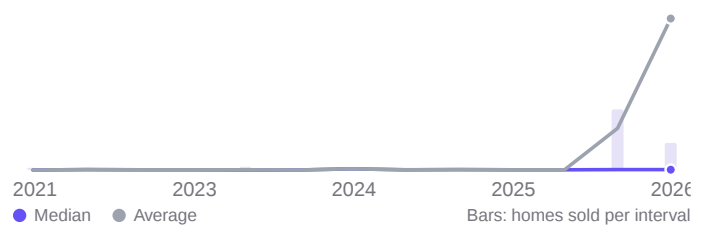
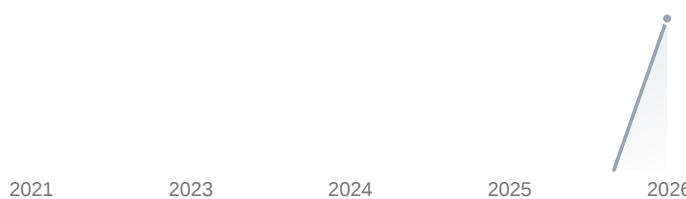
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$273K · Average \$77M



Growth (year over year)

Price +15.0% · Sales +1950.0%

Price per square foot

\$201/ft²

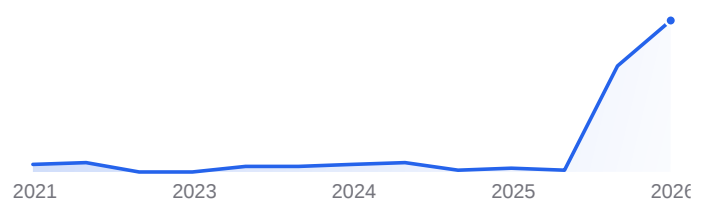


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

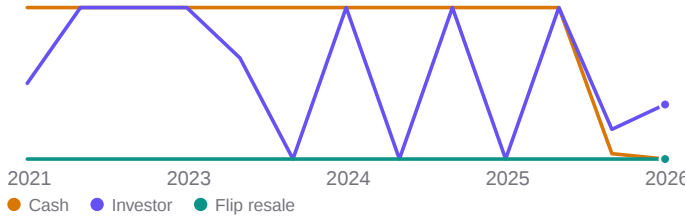
1.0%



BUYERS & OUTCOMES

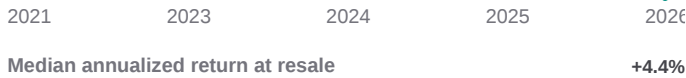
Buyer mix

Cash 0% · Investor 36% · Flip resale 0%



Sellers who sold at a gain

100%



Median annualized return at resale

+4.4%

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



Typical hold before selling

26.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2

HOUSING STOCK

Homes	8,336
Median value (AVM)	\$290K
Median size	1,635 ft²
Median bedrooms	3
Median year built	1989
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.6%
Owner occupied	74%
Company owned	14%
Median loan-to-value	32%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	29,977
Density	3,962 / mi²
Median household income	\$82K
Average household income	\$103K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	20
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	8.2%
Unemployment	1.4%
Average temp	65°F
Annual precip	38 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.