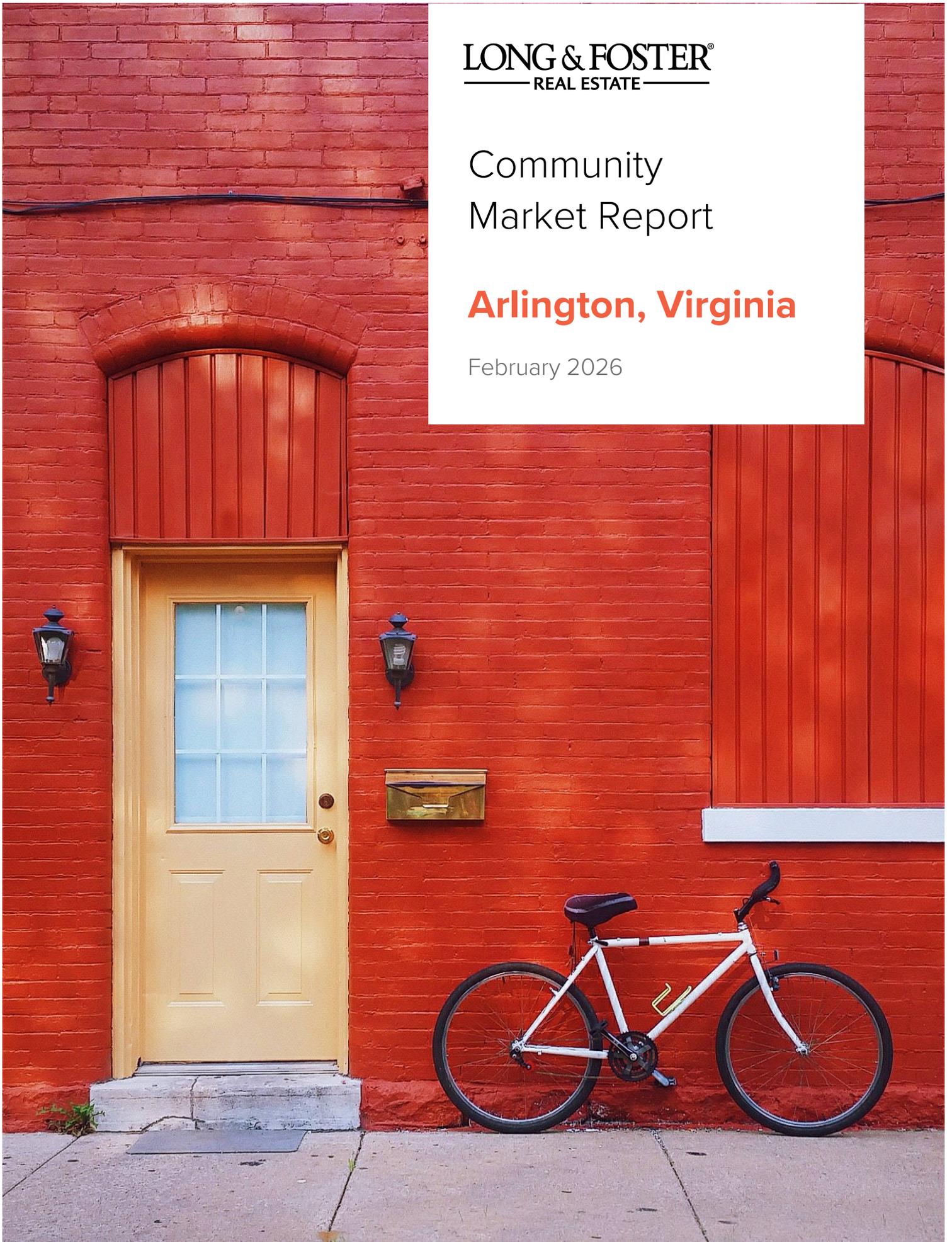


LONG & FOSTER[®]
REAL ESTATE

Community
Market Report

Arlington, Virginia

February 2026



About Arlington

Welcome to your personalized market report for Arlington in Virginia. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Contact me to get
the full Market Report
and to learn more
about Arlington.



Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Arlington, Virginia. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	95	184	▼ 48%	131	▼ 27%
Median Sale Price	\$705,000	\$759,000	▼ 7%	\$625,000	▲ 13%
Median List Price	\$699,900	\$769,950	▼ 9%	\$625,000	▲ 12%
Sale to List Price Ratio	99%	98%	▲ 1%	99%	0%
Sales Volume	\$86,229,008	\$169,584,858	▼ 49%	\$112,075,538	▼ 23%
Median Days on Market	40 days	29 days	▲ 11 days	30 days	▲ 10 days
Homes Sold Year to Date	95	2,326	▼ 96%	131	▼ 27%

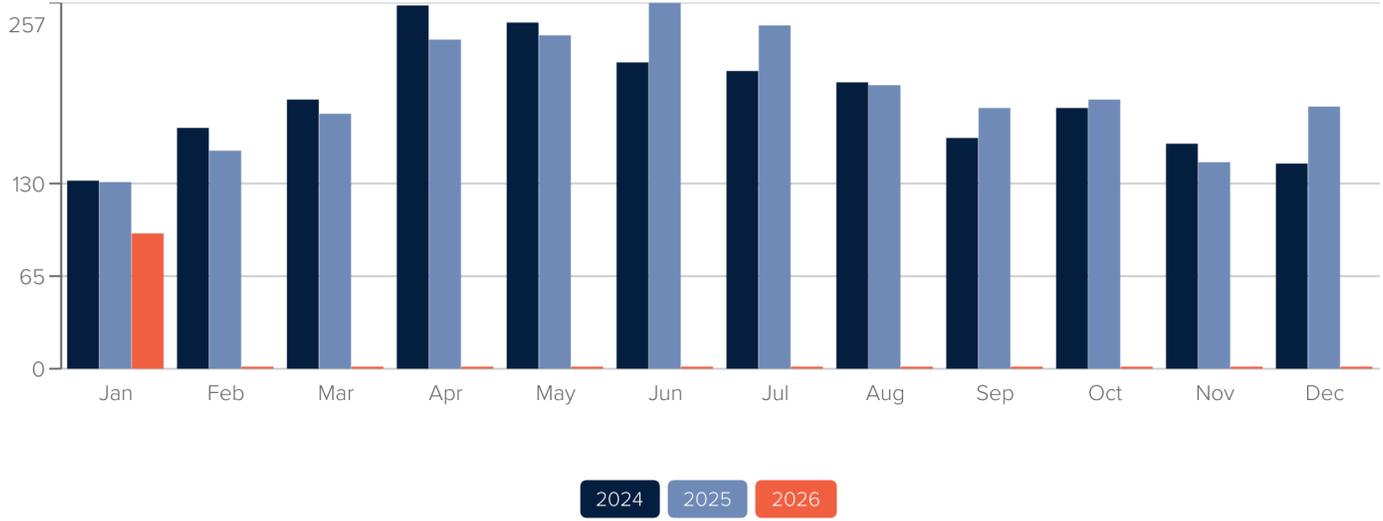
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 16, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

268 Homes for Sale	\$709,000 Median List Price	39 Median Days on Market
204 Homes Under Contract	\$5,295,000 High Price	\$105,000 Low Price

Values pulled on 2/16/2026

Homes Sold



Sale to List Price Ratio



99%

Average Sale to List Price Ratio

January 2026



Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	<ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<ul style="list-style-type: none"> Fewer homes to choose from Need to be able to close quickly Could spend more than asking price Competition from other buyers
How it Impacts Sellers	<ul style="list-style-type: none"> Takes more time to sell Fewer offers received Could get lower than asking price May have to make repairs and/or concessions 	<ul style="list-style-type: none"> Home sells quickly Multiple offers likely Could get more than asking price Buyers willing to overlook repairs

Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings As of 2/16/26	Months of Inventory			Sales		Market Climate
		Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg		
All Price Ranges	269	2.8	0.6	95	166	Seller's	
< \$250,000	20	4.0	0.8	5	8	● Balanced	
\$250,000 - \$500,000	79	3.2	0.8	25	39	● Seller's	
\$500,000 - \$750,000	41	1.7	0.5	24	35	● Seller's	
\$750,000 - \$1,000,000	35	3.2	0.5	11	28	● Seller's	
\$1,000,000 - \$1,250,000	20	2.2	0.5	9	16	● Seller's	
\$1,250,000 - \$1,500,000	15	3.0	0.5	5	12	● Seller's	
\$1,500,000 - \$1,750,000	10	1.7	0.5	6	7	● Seller's	
\$1,750,000 - \$2,000,000	6	2.0	0.8	3	4	● Seller's	
\$2,000,000 - \$2,250,000	7	2.3	0.6	3	4	● Seller's	
\$2,250,000 - \$2,500,000	8	—	1.1	0	3	—	
> \$2,500,000	28	7.0	1.8	4	6	● Buyer's	

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

More than 6 months of inventory

Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Arlington, Virginia. The values are based on closed transactions in January 2026.

