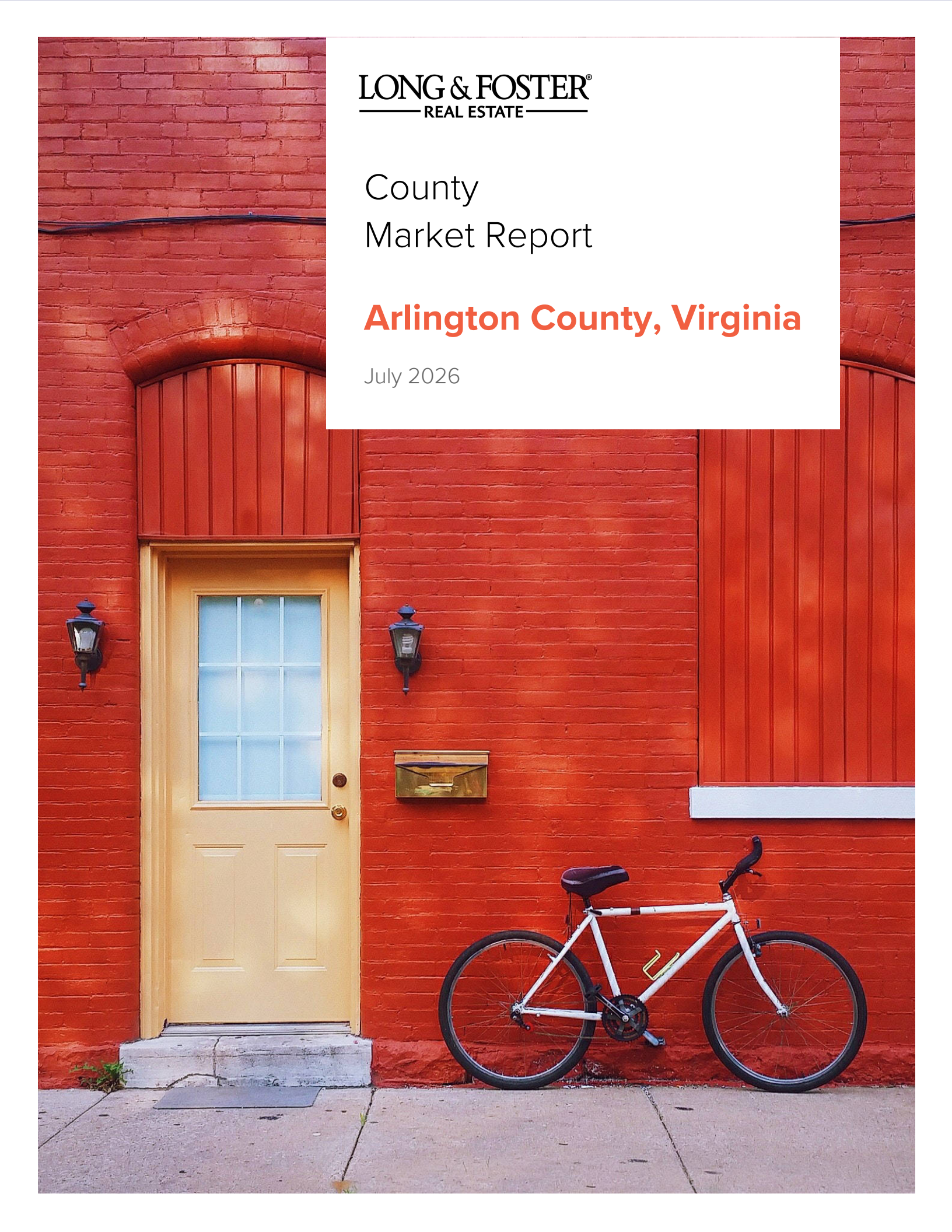


A photograph of a red brick building with a yellow door. The door has a small arched window with a grid pattern. To the right of the door is a brass mailbox and two black lantern-style light fixtures. A white bicycle with a black seat and handlebars is parked against the brick wall. The scene is set on a sidewalk.

LONG & FOSTER®
REAL ESTATE

County Market Report

Arlington County, Virginia

July 2026

About Arlington County

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



Scan to view the full
digital market report
for Arlington County.



Market Summary - All Property Types

Recent Sales Trends

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

	Current Period Jun 2026	Last Month May 2026	Change From Last Month	Last Year Jun 2025	Change From Last Year
Homes Sold	221	258	▼ 14%	255	▼ 13%
Median Sale Price	\$861,000	\$825,000	▲ 4%	\$775,000	▲ 11%
Median List Price	\$875,000	\$822,500	▲ 6%	\$775,000	▲ 13%
Sale to List Price Ratio	101%	101%	0%	99%	▲ 2%
Sales Volume	\$221,374,971	\$261,794,660	▼ 15%	\$243,605,765	▼ 9%
Median Days on Market	8 days	7 days	▲ 1 day	14 days	▼ 6 days
Homes Sold Year to Date	1,143	922	▲ 24%	1,180	▼ 3%

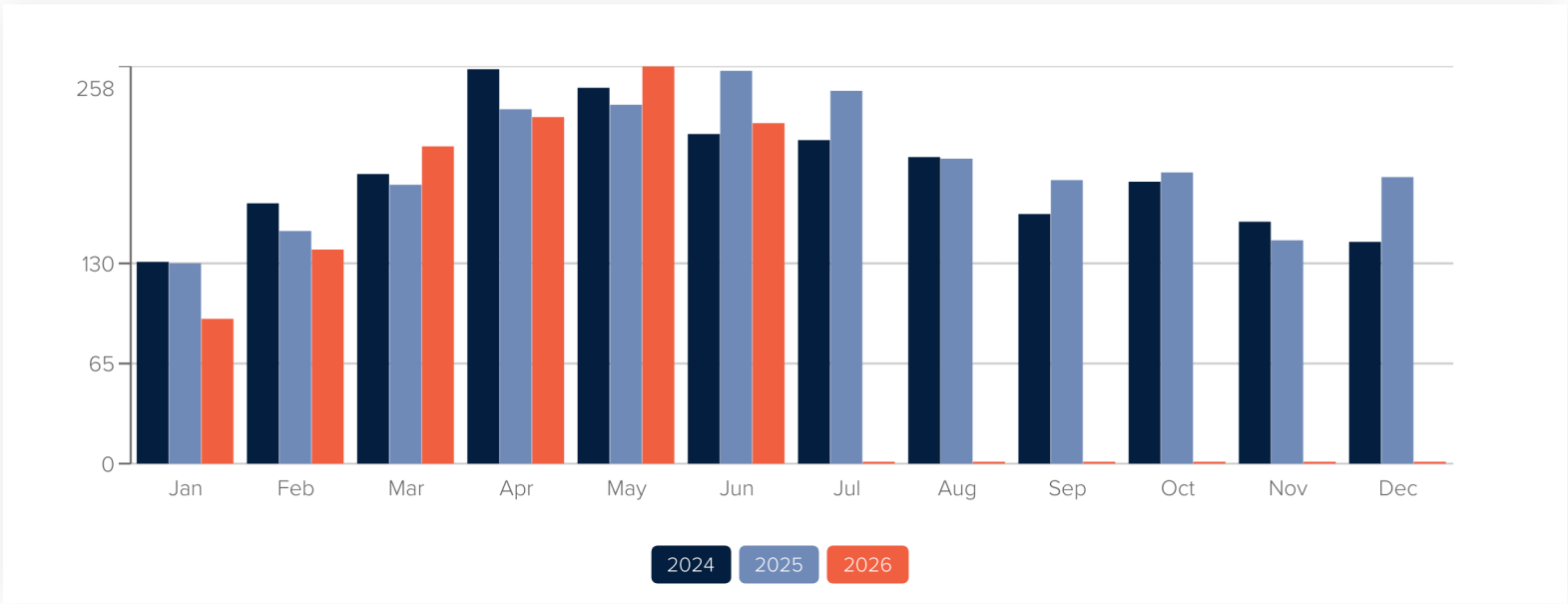
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of July 15, 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.

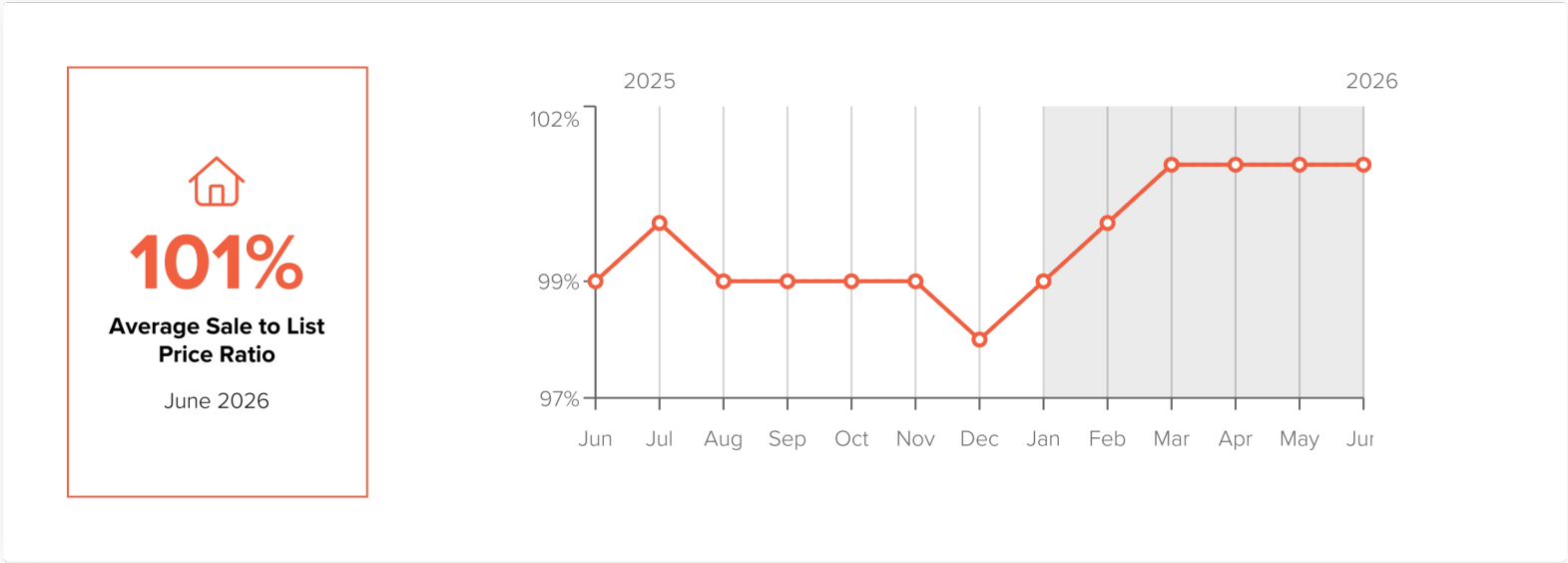
425 Homes for Sale	\$745,000 Median List Price	47 Median Days on Market
240 Homes Under Contract	\$7,150,000 High Price	\$155,000 Low Price

Values pulled on 7/15/2026

Homes Sold



Sale to List Price Ratio

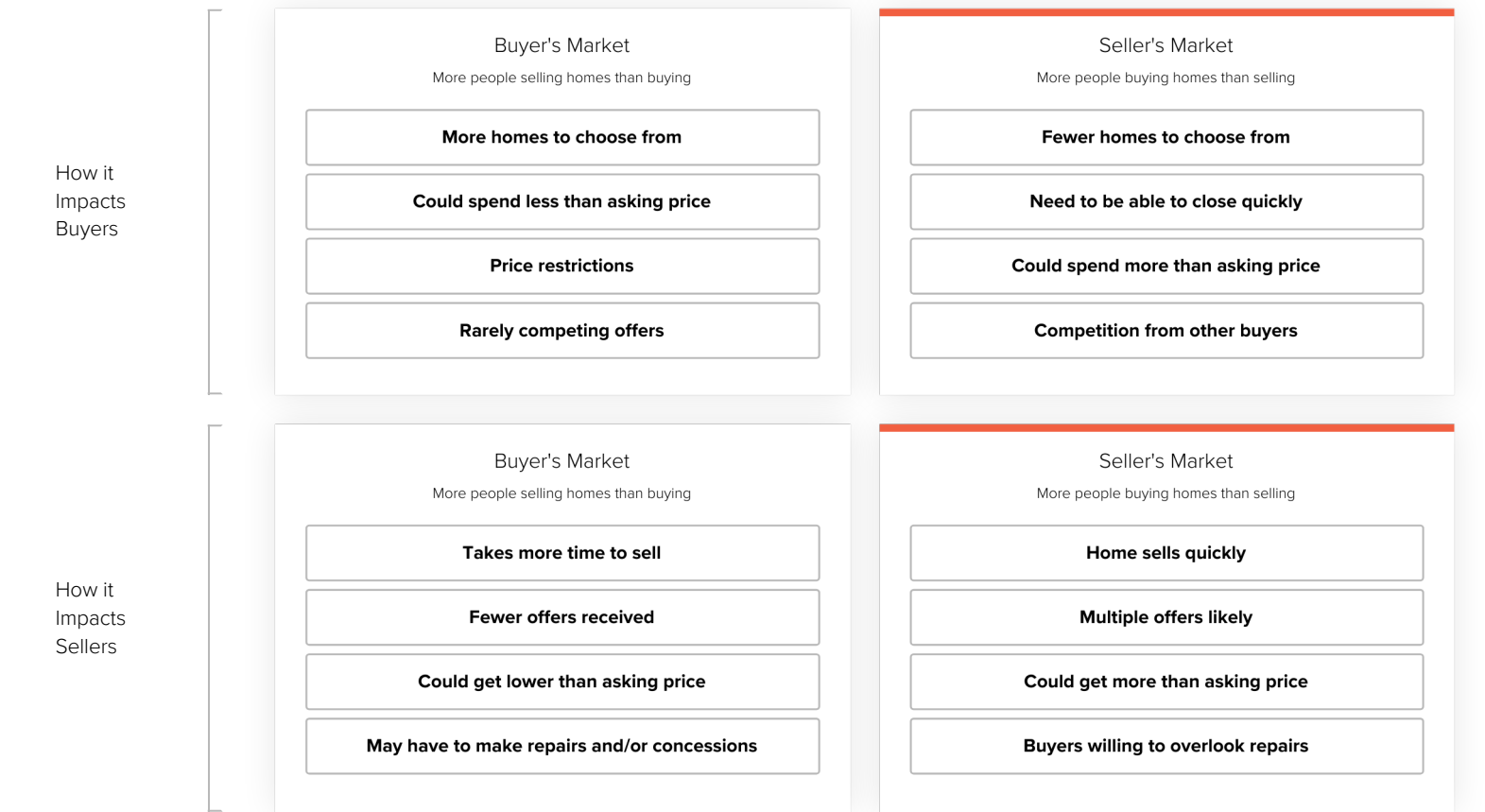


Market Conditions



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.



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	Months of Inventory			Sales	Market Climate
	As of 7/15/26	Current Period Jun 2026	3 Month Trend	Current Period Jun 2026	6 Month Avg	
All Price Ranges	425	1.8	0.6	231	192	Seller's
< \$200,000	9	2.3	0.7	4	3	● Seller's
\$200,000 - \$400,000	111	3.4	1.1	33	29	● Seller's
\$400,000 - \$600,000	91	2.6	0.9	35	31	● Seller's
\$600,000 - \$800,000	47	1.5	0.5	32	28	● Seller's
\$800,000 - \$1,000,000	34	1.4	0.4	25	20	● Seller's
\$1,000,000 - \$1,200,000	16	0.5	0.2	30	20	● Seller's
\$1,200,000 - \$1,400,000	29	1.7	0.5	17	14	● Seller's
\$1,400,000 - \$1,600,000	10	0.6	0.2	16	11	● Seller's
\$1,600,000 - \$1,850,000	13	0.8	0.3	17	11	● Seller's
\$1,850,000 - \$2,000,000	5	5.0	0.4	1	3	● Balanced
> \$2,000,000	60	2.9	0.9	21	18	● Seller'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 County, Virginia. The values are based on closed transactions in June 2026.

