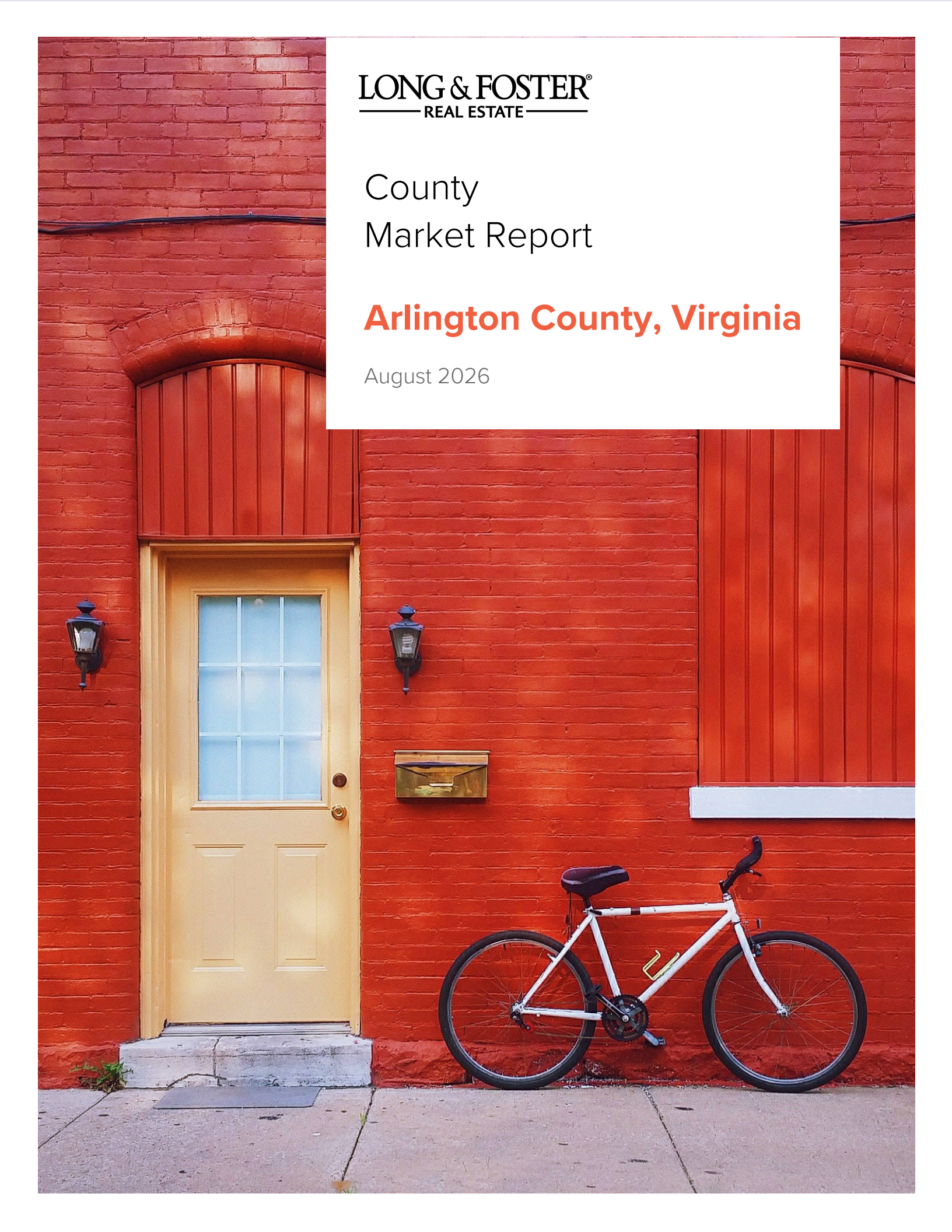


A photograph of a red brick building with a yellow door and a white bicycle parked against the wall. The door has a small arched window with a grid pattern. There are two black lantern-style light fixtures on the wall, one on each side of the door. A small brass mailbox is mounted on the wall to the right of the door. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The ground is a concrete sidewalk.

LONG & FOSTER®
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County Market Report

Arlington County, Virginia

August 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 July 2026.

	Current Period Jul 2026	Last Month Jun 2026	Change From Last Month	Last Year Jul 2025	Change From Last Year
Homes Sold	224	223	0%	242	▼ 7%
Median Sale Price	\$839,950	\$861,000	▼ 2%	\$779,950	▲ 8%
Median List Price	\$847,000	\$875,000	▼ 3%	\$782,000	▲ 8%
Sale to List Price Ratio	100%	101%	▼ 1%	100%	0%
Sales Volume	\$230,012,627	\$223,715,971	▲ 3%	\$215,707,316	▲ 7%
Median Days on Market	12 days	8 days	▲ 4 days	11 days	▲ 1 day
Homes Sold Year to Date	1,369	1,145	▲ 20%	1,422	▼ 4%

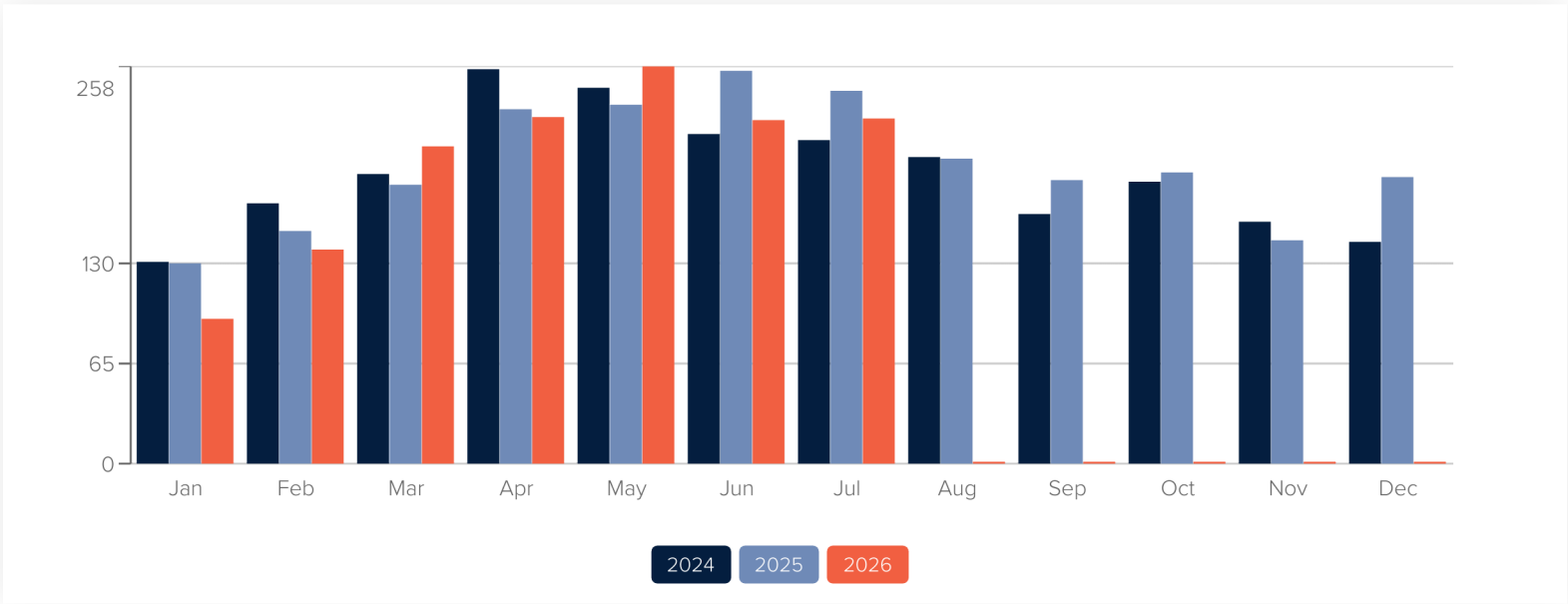
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of August 12, 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.

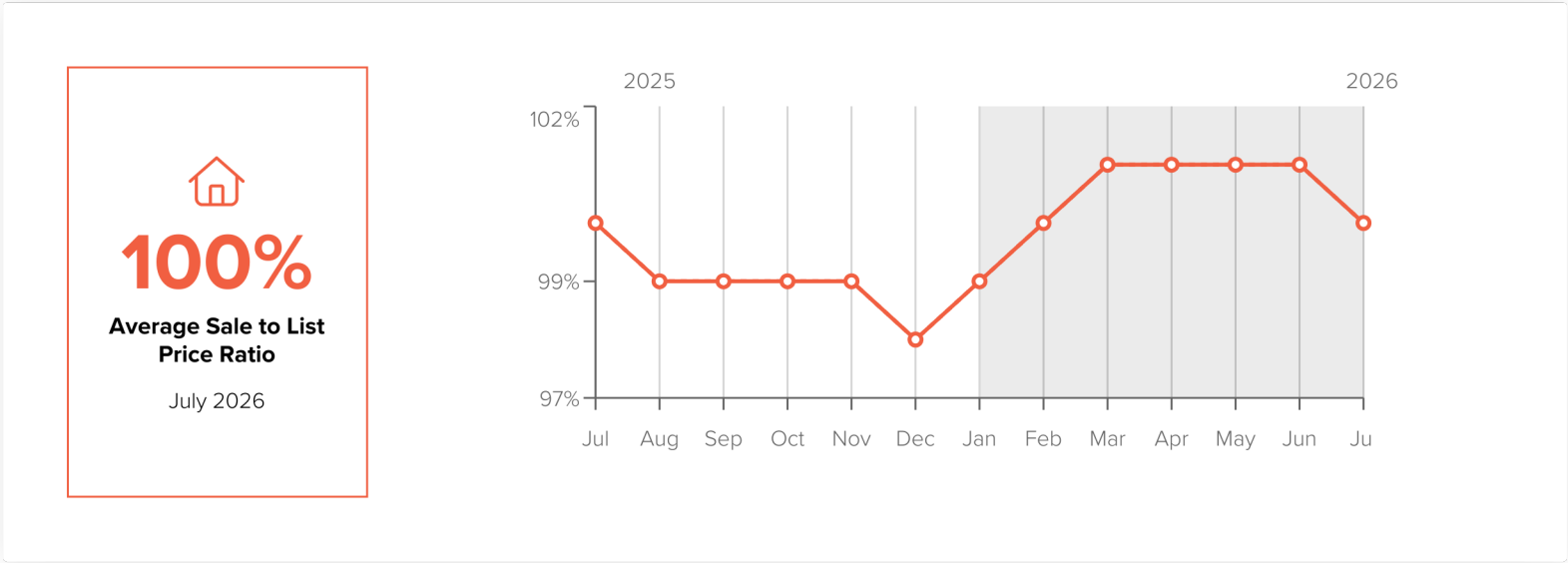
399 Homes for Sale	\$740,000 Median List Price	47 Median Days on Market
226 Homes Under Contract	\$7,150,000 High Price	\$142,500 Low Price

Values pulled on 8/12/2026

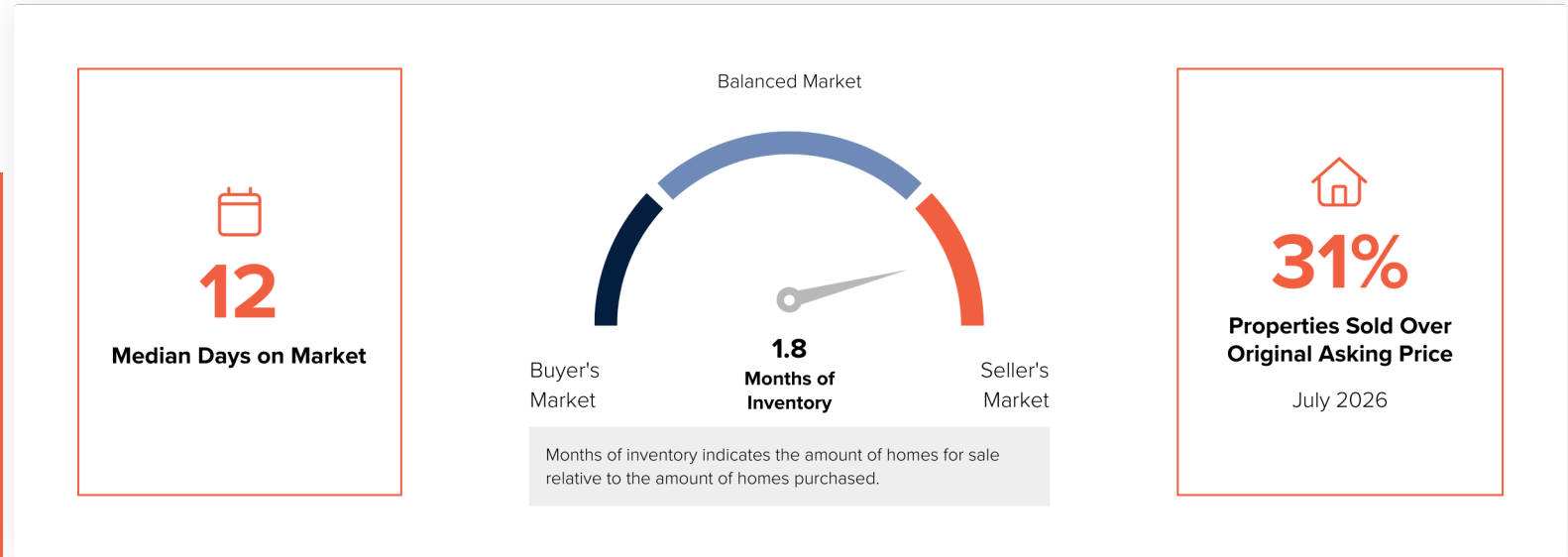
Homes Sold



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.

How it Impacts	Buyers	Buyer's Market More people selling homes than buying - More homes to choose from - Could spend less than asking price - Price restrictions - Rarely competing offers	Seller's Market More people buying homes than selling - Fewer homes to choose from - Need to be able to close quickly - Could spend more than asking price - Competition from other buyers
	Sellers	Buyer's Market More people selling homes than buying - Takes more time to sell - Fewer offers received - Could get lower than asking price - May have to make repairs and/or concessions	Seller's Market More people buying homes than selling - 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	Months of Inventory		Sales		Market Climate
	As of 8/12/26	Current Period Jul 2026	3 Month Trend	Current Period Jul 2026	6 Month Avg	
All Price Ranges	399	1.8	0.6	225	213	Seller's
< \$200,000	8	8.0	0.9	1	3	● Buyer's
\$200,000 - \$400,000	98	2.8	0.9	35	32	● Seller's
\$400,000 - \$600,000	85	2.1	0.8	41	35	● Seller's
\$600,000 - \$800,000	46	1.5	0.5	30	29	● Seller's
\$800,000 - \$1,000,000	32	1.2	0.4	27	23	● Seller's
\$1,000,000 - \$1,200,000	15	0.7	0.2	22	22	● Seller's
\$1,200,000 - \$1,400,000	19	1.1	0.4	18	16	● Seller's
\$1,400,000 - \$1,600,000	13	1.1	0.3	12	13	● Seller's
\$1,600,000 - \$1,850,000	14	1.0	0.3	14	12	● Seller's
\$1,850,000 - \$2,000,000	10	3.3	1.0	3	3	● Seller's
> \$2,000,000	59	2.7	0.9	22	20	● 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 July 2026.

