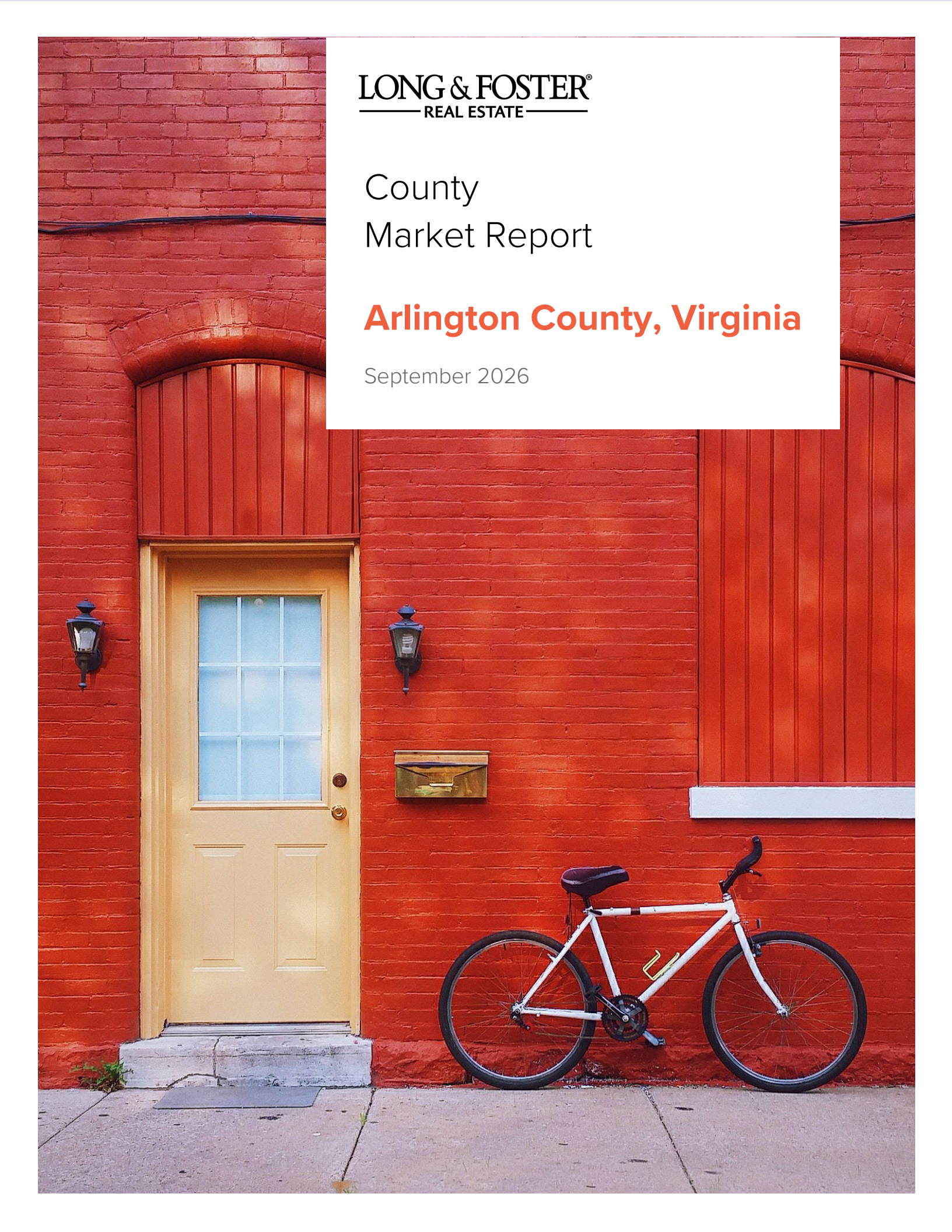


A photograph of a red brick building with a yellow door and a white bicycle parked against the wall. The door has a small arched window with a grid pattern. There are two black lantern-style light fixtures on the wall, one on each side of the door. A small brass mailbox is mounted on the wall to the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

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County Market Report

Arlington County, Virginia

September 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 August 2026.

	Current Period Aug 2026	Last Month Jul 2026	Change From Last Month	Last Year Aug 2025	Change From Last Year
Homes Sold	190	228	▼ 17%	198	▼ 4%
Median Sale Price	\$871,000	\$827,450	▲ 5%	\$776,000	▲ 12%
Median List Price	\$875,000	\$837,450	▲ 4%	\$777,500	▲ 13%
Sale to List Price Ratio	99%	100%	▼ 1%	99%	0%
Sales Volume	\$179,740,587	\$233,524,927	▼ 23%	\$186,730,924	▼ 4%
Median Days on Market	13 days	12 days	▲ 1 day	20 days	▼ 7 days
Homes Sold Year to Date	1,563	1,373	▲ 14%	1,619	▼ 3%

Current Market

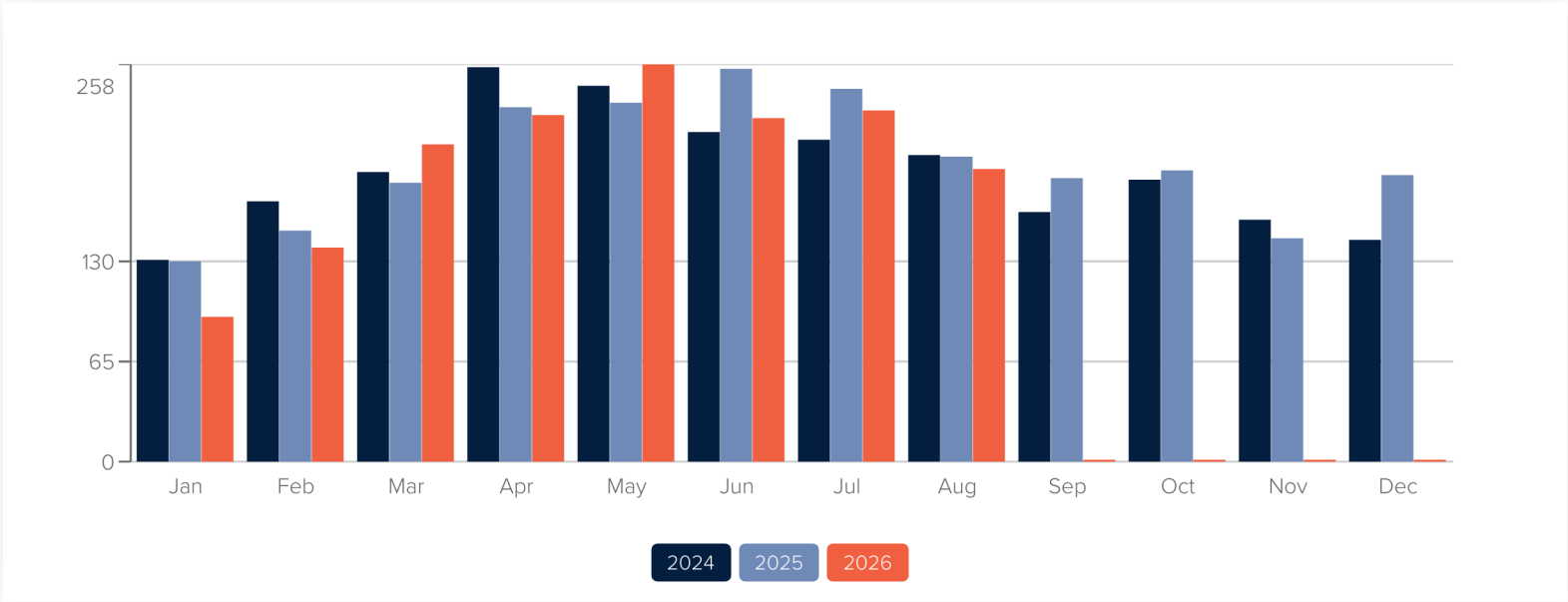
The statistics below provide an up-to-date snapshot of the listed inventory as of September 10, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

462 Homes for Sale	\$740,000 Median List Price	48 Median Days on Market
193 Homes Under Contract	\$5,295,000 High Price	\$119,900 Low Price

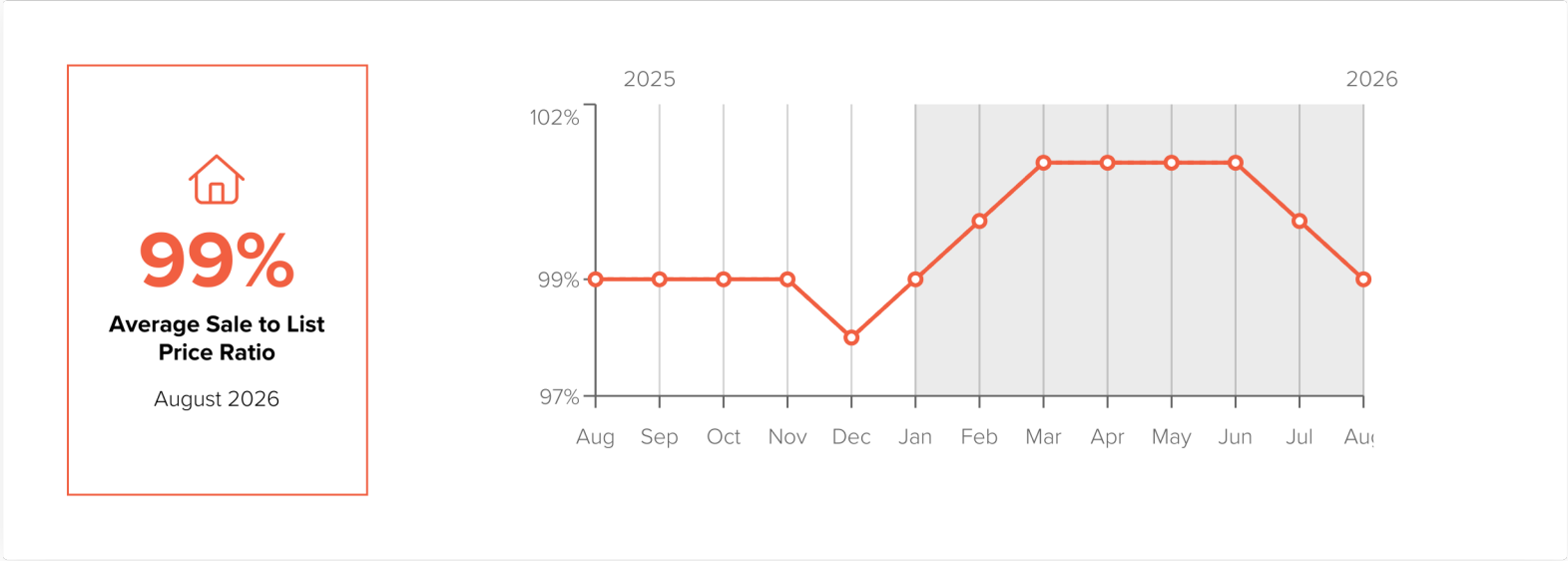
Values pulled on 9/10/2026



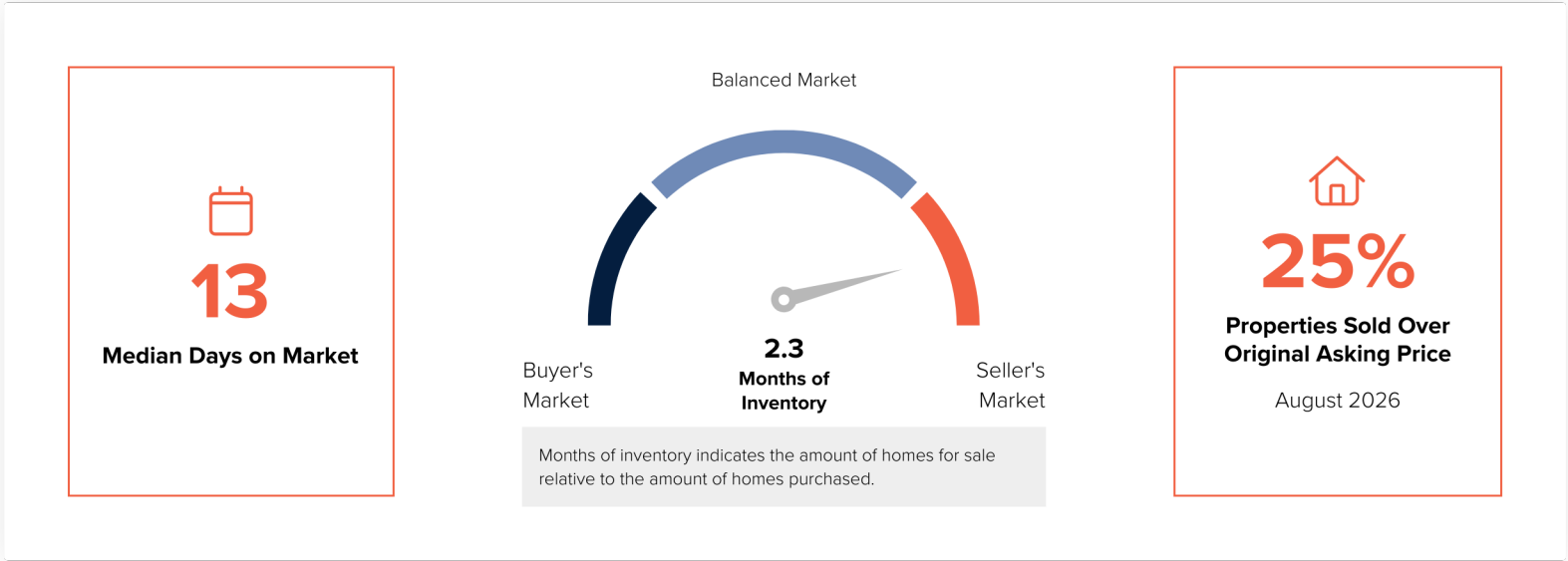
Homes Sold



Sale to List Price Ratio

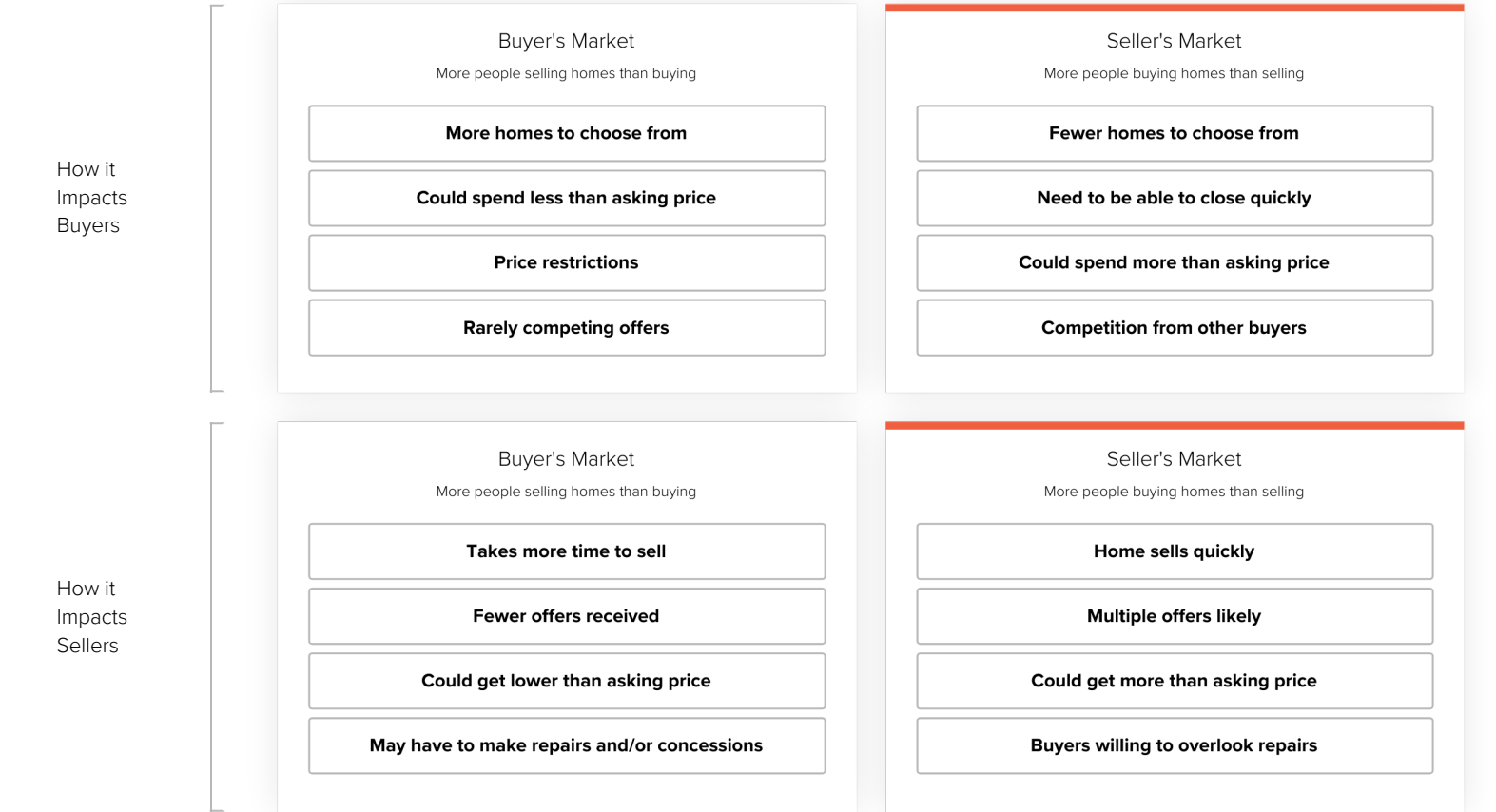


Market Conditions



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 9/10/26	Current Period Aug 2026	3 Month Trend	Current Period Aug 2026	6 Month Avg	
All Price Ranges	462	2.3	0.7	199	223	Seller's
< \$200,000	8	2.7	1.0	3	3	● Seller's
\$200,000 - \$400,000	103	3.3	1.0	31	33	● Seller's
\$400,000 - \$600,000	92	2.8	0.9	33	36	● Seller's
\$600,000 - \$800,000	51	2.3	0.6	22	29	● Seller's
\$800,000 - \$1,000,000	38	1.1	0.4	34	26	● Seller's
\$1,000,000 - \$1,200,000	21	1.3	0.3	16	22	● Seller's
\$1,200,000 - \$1,400,000	32	1.4	0.6	23	18	● Seller's
\$1,400,000 - \$1,600,000	12	1.1	0.3	11	14	● Seller's
\$1,600,000 - \$1,850,000	18	2.6	0.5	7	13	● Seller's
\$1,850,000 - \$2,000,000	13	3.3	1.3	4	4	● Seller's
> \$2,000,000	74	4.9	1.3	15	21	● Balanced

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 August 2026.

