



ARLINGTON SINGLE-FAMILY HOUSING PROFILE



TABLE OF CONTENTS

Introduction.....	3
Housing Characteristics.....	4
Housing Ownership.....	10
Housing Market.....	14
Demographics.....	16
Appendix.....	18

INTRODUCTION

Background

By analyzing property, demographic, and housing market data, the Arlington Single-Family Housing Profile provides a current snapshot of single-family housing in the City of Arlington, Texas. This report is for informational purposes only.

For the purpose of this report, “Single-Family” refers to parcels classified as “Class A” Residential Single Family in accordance with the Tarrant Appraisal District (TAD) Data Code Description.

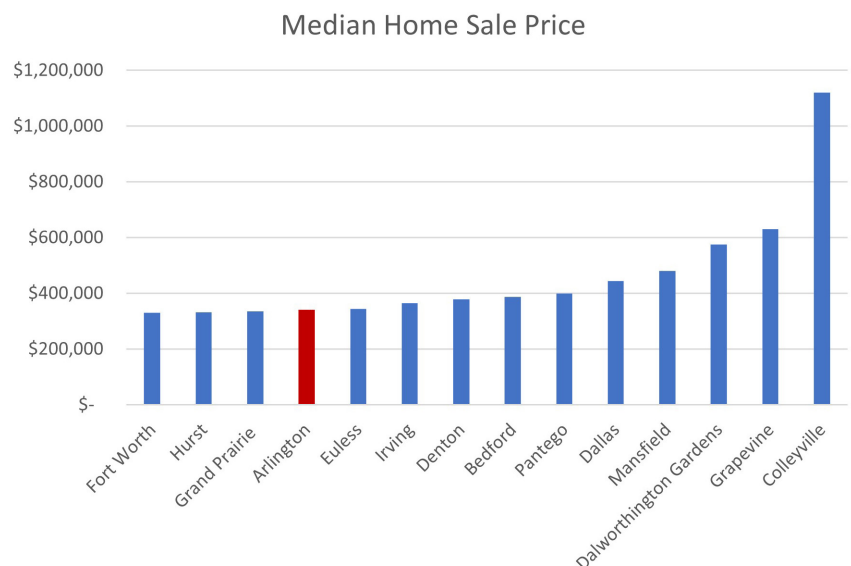
Unless otherwise noted, Single-Family parcels are those parcels with single-family detached homes and single-family attached homes (duplexes, triplexes, townhomes).

Data Sources and Support Materials

- 2022 American Community Survey 5-Year Estimates*
- 2012 American Community Survey 1-Year Estimates**
- 2023 Certified Roll Tarrant Appraisal District (TAD)
- Texas A&M Real Estate Center
- Redfin
- City of Arlington, Strategic Initiatives

Introduction

The City of Arlington, Texas, has experienced notable population growth over the past decade. According to the 2022 American Community Survey (ACS) data, the estimated population of Arlington is 393,469, reflecting an increase of 28,031 residents since 2010. According to 2023 TAD data, there are 99,367 single-family residential homes in the City. The median household income is \$71,732 (2022 ACS 5-Year Estimates), yet affordability remains a challenge in the single-family home market, with a current median home price of \$340,000. By comparison, in 2012, there were 87,357 single-family homes. In 2012 the median household income, adjusted to 2022 dollars, was \$71,580, while the median home sale price was \$130,000. This increase in home prices over the past decade has contributed to the growing affordability challenge.

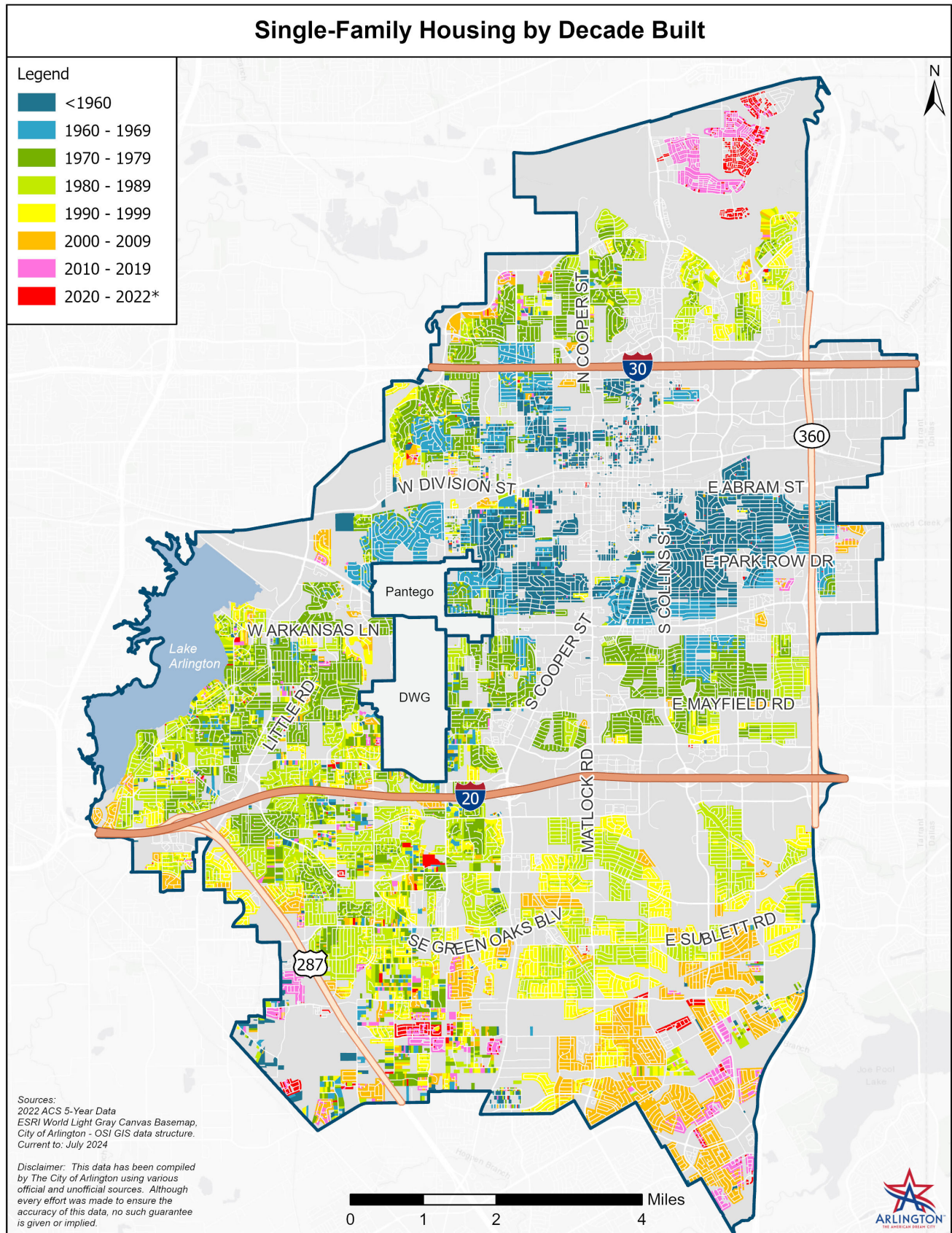


*2022 ACS Survey 5-Year Estimates are the most recent data available from the Census Bureau.

**2012 ACS 1-Year Estimates are the only available data for 2012.

Source: Redfin

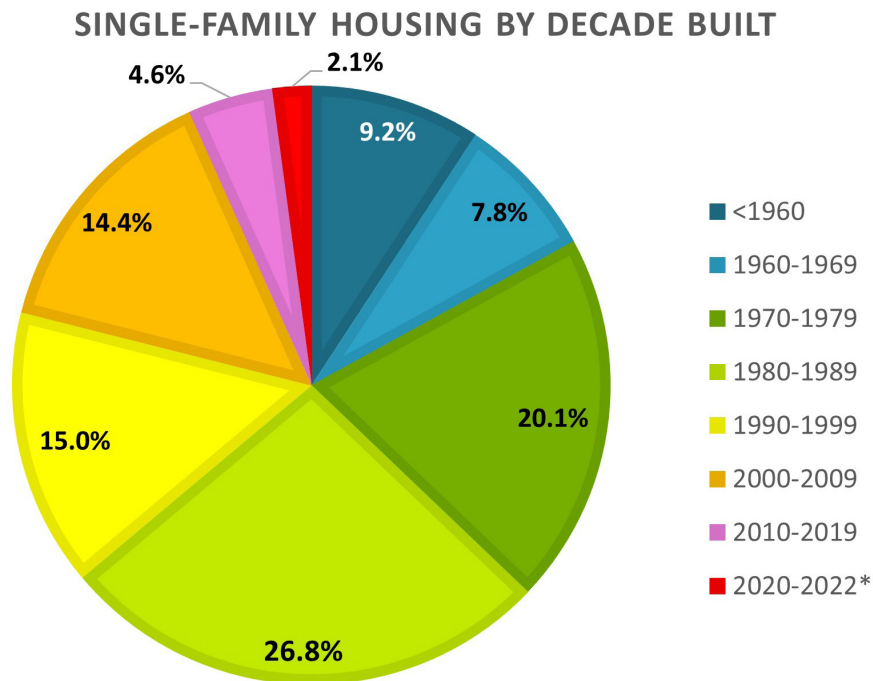
HOUSING CHARACTERISTICS



*This data set covers the three-year period from 2020-2022

Single-Family Housing by Decade Built

The median year built for a single-family property in Arlington is 1984, making the median age of a single-family home 40 years. Over 65% of Arlington’s housing stock was built before 1990. Clear development patterns can be seen in the map on page 4, with older homes near Downtown and East Arlington, and newer homes in Viridian and parts of south Arlington.



Single-Family Housing by Decade Built		
Year	Count	Percent of Total
<1960	9,170	9.2%
1960-1969	7,735	7.8%
1970-1979	19,990	20.1%
1980-1989	26,587	26.8%
1990-1999	14,950	15.0%
2000-2009	14,292	14.4%
2010-2019	4,567	4.6%
2020-2022*	2,076	2.1%

Source: Tarrant Appraisal District (2023)

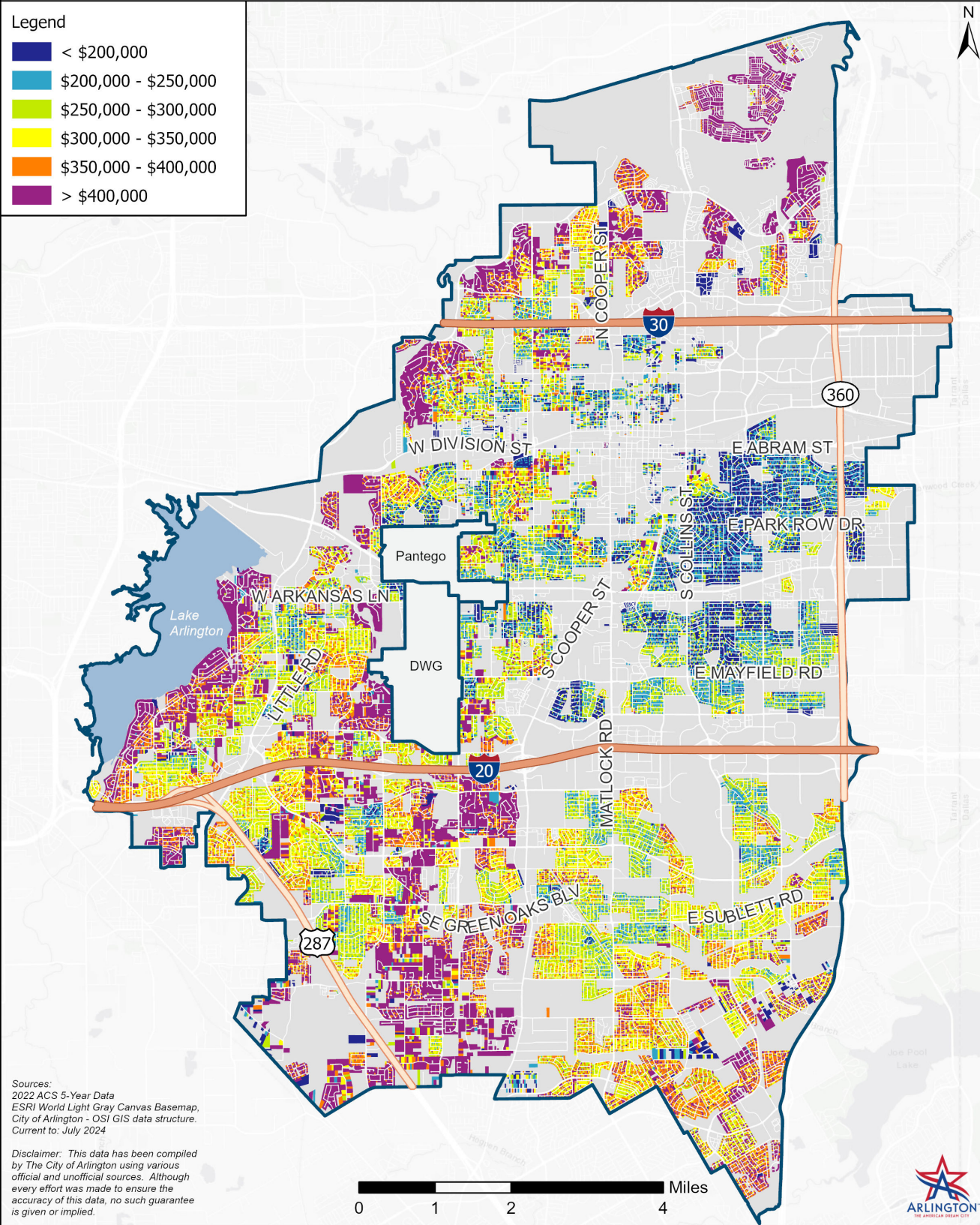
*This data set covers the three-year period from 2020-2022

HOUSING CHARACTERISTICS

Single-Family Total Appraised Value 2023 (Land + Improvement)

Legend

- < \$200,000
- \$200,000 - \$250,000
- \$250,000 - \$300,000
- \$300,000 - \$350,000
- \$350,000 - \$400,000
- > \$400,000



Sources:
 2022 ACS 5-Year Data
 ESRI World Light Gray Canvas Basemap.
 City of Arlington - OSI GIS data structure.
 Current to: July 2024

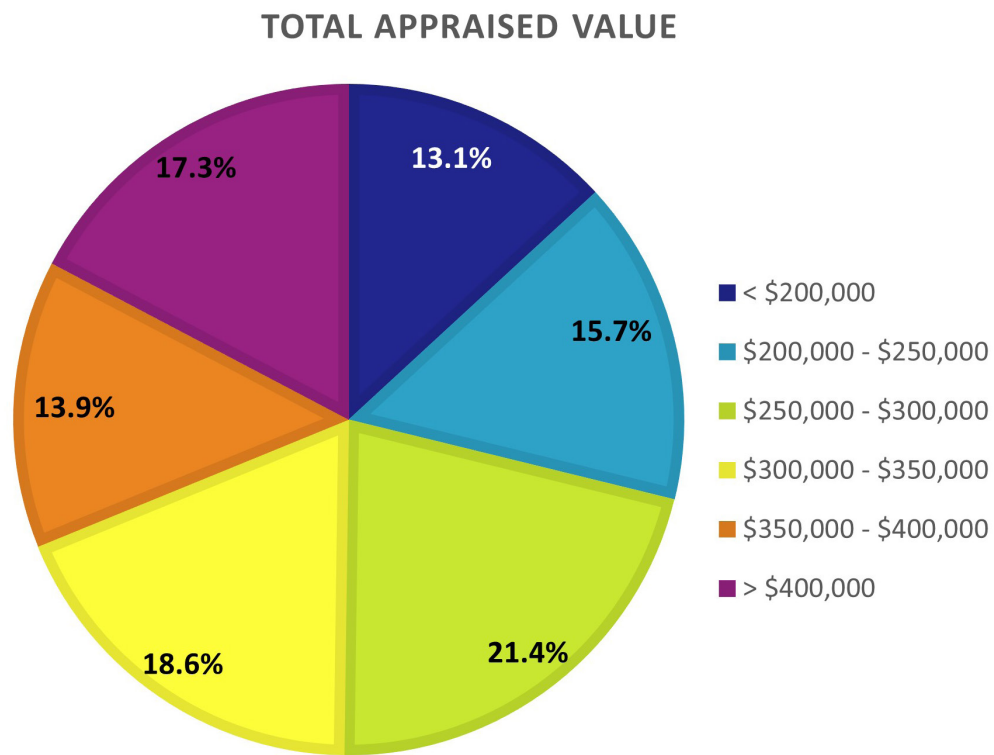
Disclaimer: This data has been compiled by The City of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.

0 1 2 4 Miles



Single-Family Total Appraised Value, 2023

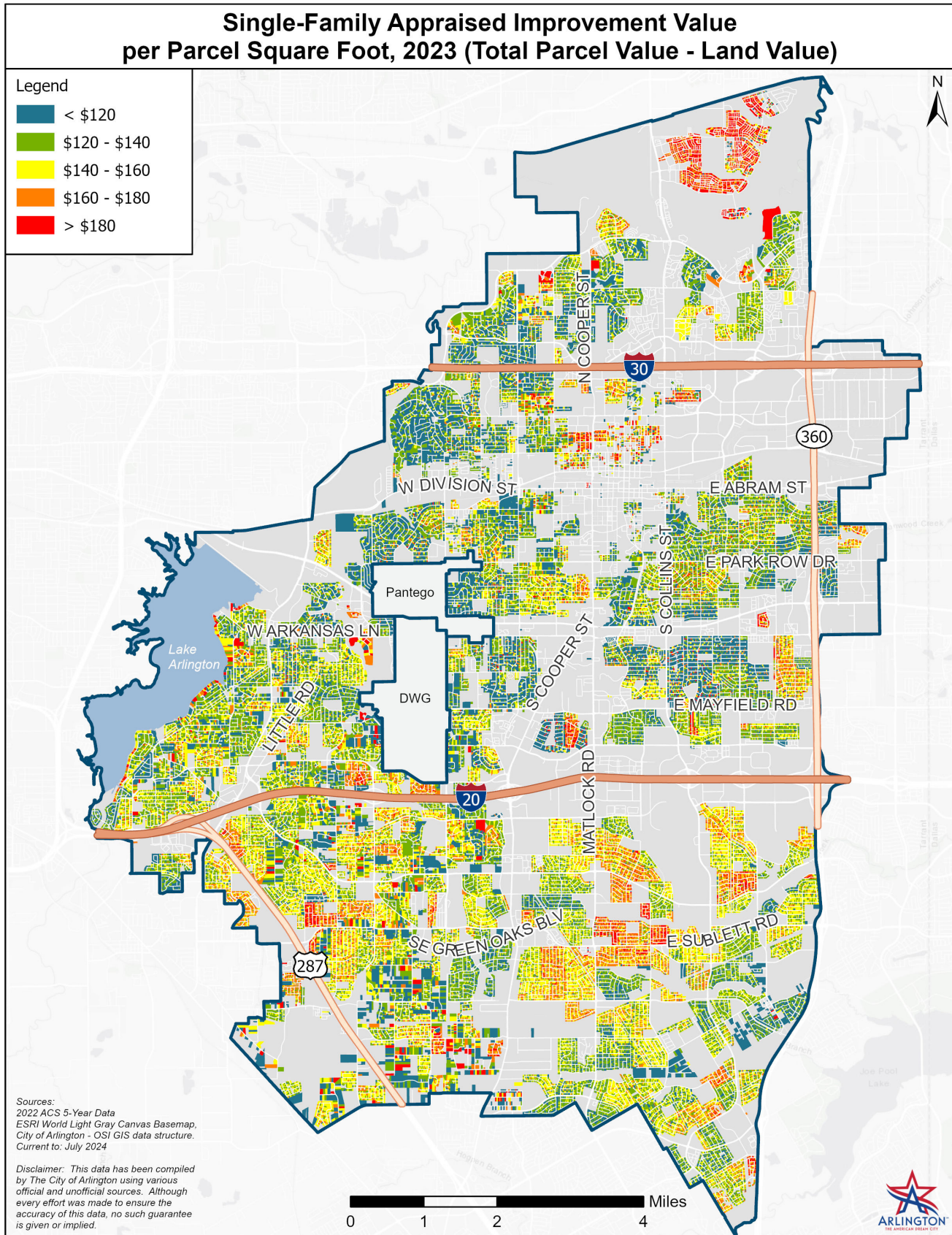
Total appraised value refers to the combined value of land and structures on a given parcel. The median appraised value for a single-family parcel in Arlington is \$299,914, with higher value homes concentrated around the northern and western edges of the City. In comparison, the median appraised value in 2012 was \$117,300. This significant increase highlights the rise in property values over the past decade.



Single-Family Housing by Total Appraised Value					
2023 Value	2023 Households	Percent of Total	2012 Value	2012 Households	Percent of Total
< \$200,000	13,063	13.1%	< \$100,000	32,252	36.9%
\$200,000 - \$250,000	15,576	15.7%	\$100,000 - \$150,000	33,034	37.8%
\$250,000 - \$300,000	21,259	21.4%	\$150,000 - \$200,000	13,977	16.0%
\$300,000 - \$350,000	18,489	18.6%	\$200,000 - \$250,000	4,630	5.3%
\$350,000 - \$400,000	13,798	13.9%	> \$250,000	3,494	4.0%
> \$400,000	17,182	17.3%			

Source: Tarrant Appraisal District (2023, 2012)

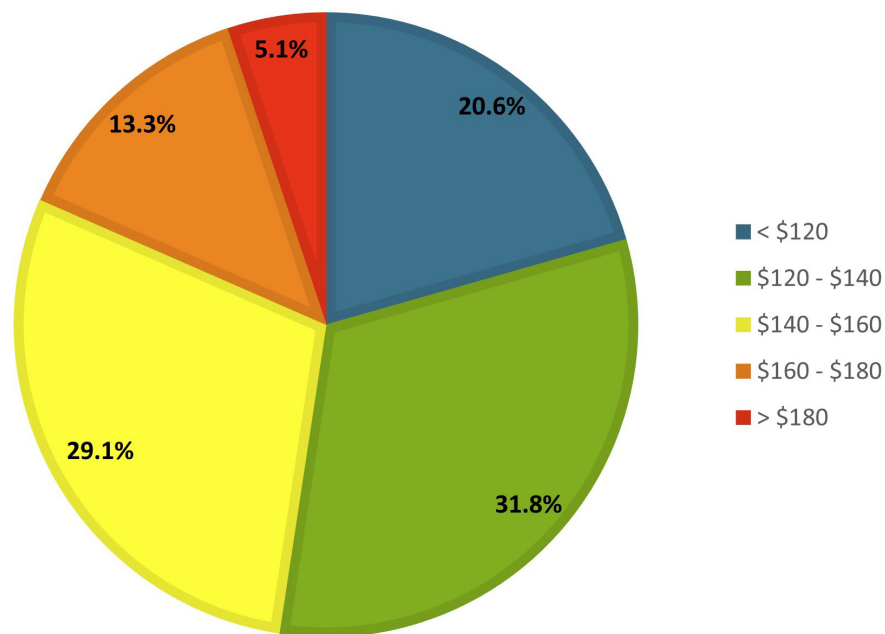
HOUSING CHARACTERISTICS



Appraised Improvement Value per Parcel Square Foot, 2023

Improvement value refers to the value of structures on any given parcel (total value minus land value). The median appraised improvement value per square foot of a single-family unit in Arlington is \$139. In comparison, in 2012, the median appraised improvement value was \$52 per square foot. This increase reflects the rise in construction costs, property values, and the overall appreciation of homes in Arlington over the past decade.

SINGLE-FAMILY APPRAISED IMPROVEMENT VALUE PER PARCEL SQUARE FOOT, 2023 (TOTAL PARCEL VALUE - LAND VALUE)

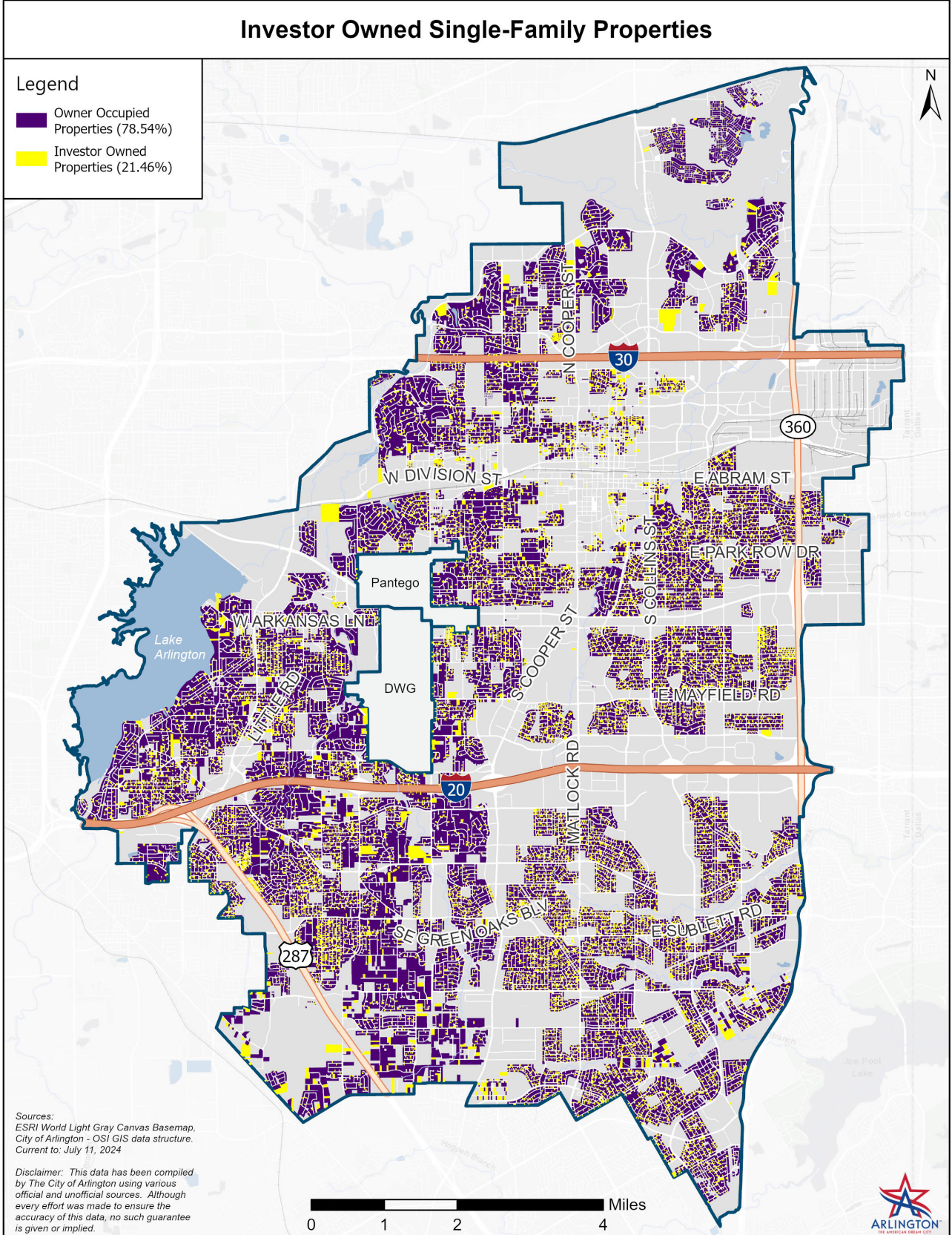


Single-Family Appraised Improvement Value per Parcel Square Foot, (Total Parcel Value - Land Value)

Value	Households	Percent of Total
< \$120	20,460	20.6%
\$120 - \$140	31,610	31.8%
\$140 - \$160	28,960	29.1%
\$160 - \$180	13,256	13.3%
> \$180	5,081	5.1%

Source: Tarrant Appraisal District (2023)

HOUSING OWNERSHIP



Single-Family Ownership, 2023

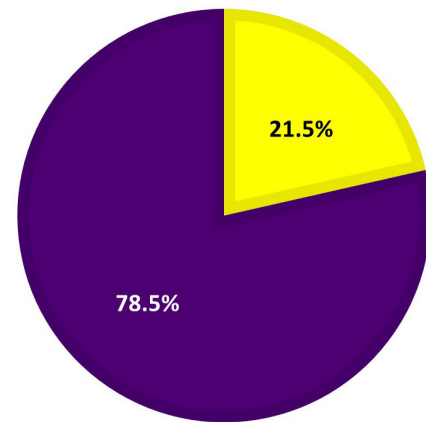
According to 2023 TAD data there are 99,367 single-family homes in the City of Arlington. There are 78,045 owner occupied homes, representing 78.54% of the total single-family housing stock in the City. 21.46% are investor owned, or approximately one in every 5 homes. Compared to 2013 TAD data, there has been a 3.14% increase in investor owned homes in the City.

2023

2023 Single-Family Parcels		
Owner Occupied	78,045	78.5%
Investor Owned	21,322	21.5%
Total Single-Family Residential Homes	99,367	

2023 SINGLE-FAMILY TAD PARCELS

■ Investor Owned ■ Owner Occupied

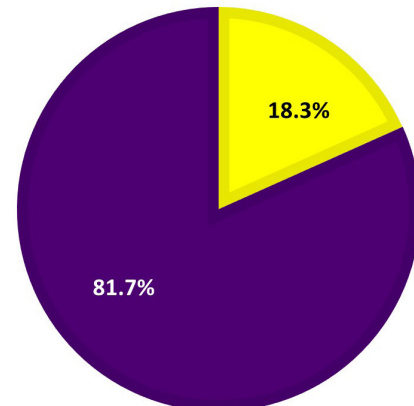


2013

2013 Single-Family Parcels		
Owner Occupied	74,187	81.7%
Investor Owned	16,638	18.3%
Total Single-Family Residential Homes	90,825	

2013 SINGLE-FAMILY TAD PARCELS

■ Investor Owned ■ Owner Occupied



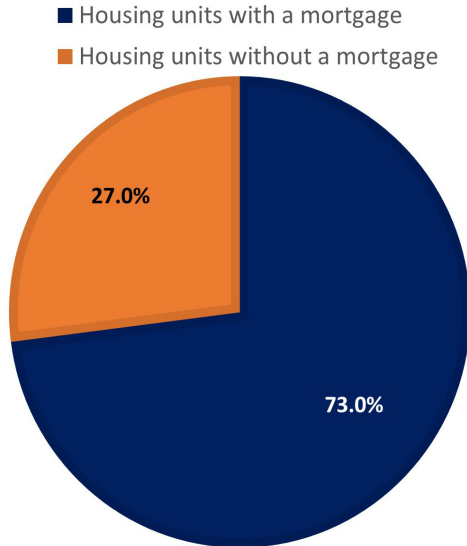
Source: Tarrant Appraisal District (2023), Strategic Initiatives

Investor owned homes are defined as those that do not have a homestead exemption, are owned by an LLC, Inc., LTD or Trust, or those whose owner address does not match the property address.

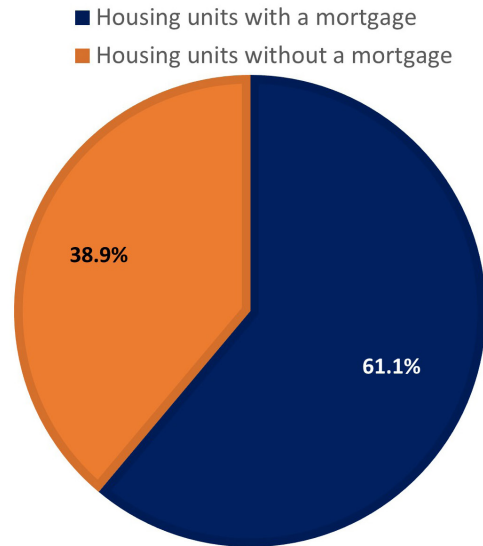
HOUSING OWNERSHIP

Mortgage Status & Monthly Costs, 2012 & 2022

OWNER-OCCUPIED MORTGAGE STATUS, 2012



OWNER-OCCUPIED MORTGAGE STATUS, 2022



In 2012, 27.0% of owner-occupied units in Arlington had no mortgage, while 73.0% did have a mortgage. By 2022, 38.9% of owner-occupied housing units no longer have a mortgage, an increase of 11.9% of all owner-occupied housing units.

Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAMPI) is a measure used by the U.S. Census Bureau to assess the affordability of housing for homeowners. It represents the proportion of a household's income that is spent on housing-related costs each month, including mortgage payments, property taxes, property insurance, utilities, etc. In 2012, 44.0% of housing units with a mortgage spent less than 20.0% on housing-related costs, while 45.90% of housing units without a mortgage spent less than 10.0%. A higher percentage of income spent on these costs can indicate potential economic stress and limit a household's ability to spend on other essentials. When this measure exceeds 30%, a household may be at risk of financial hardship and may be living in or near poverty.

From 2012 to 2022, there was a 1.7% decrease in homeowners with a mortgage spending less than 20% of their monthly household income on housing costs.

Source: 2012 American Community Survey 1-Year Estimates, 2022 American Community Survey 5-Year Estimates

There was also a decrease in homeowners with a mortgage who are housing cost burdened from 28.5% in 2012 to 26.8% in 2022. Still, more than 1 in 4 homeowners with a mortgage are considered housing cost burdened.

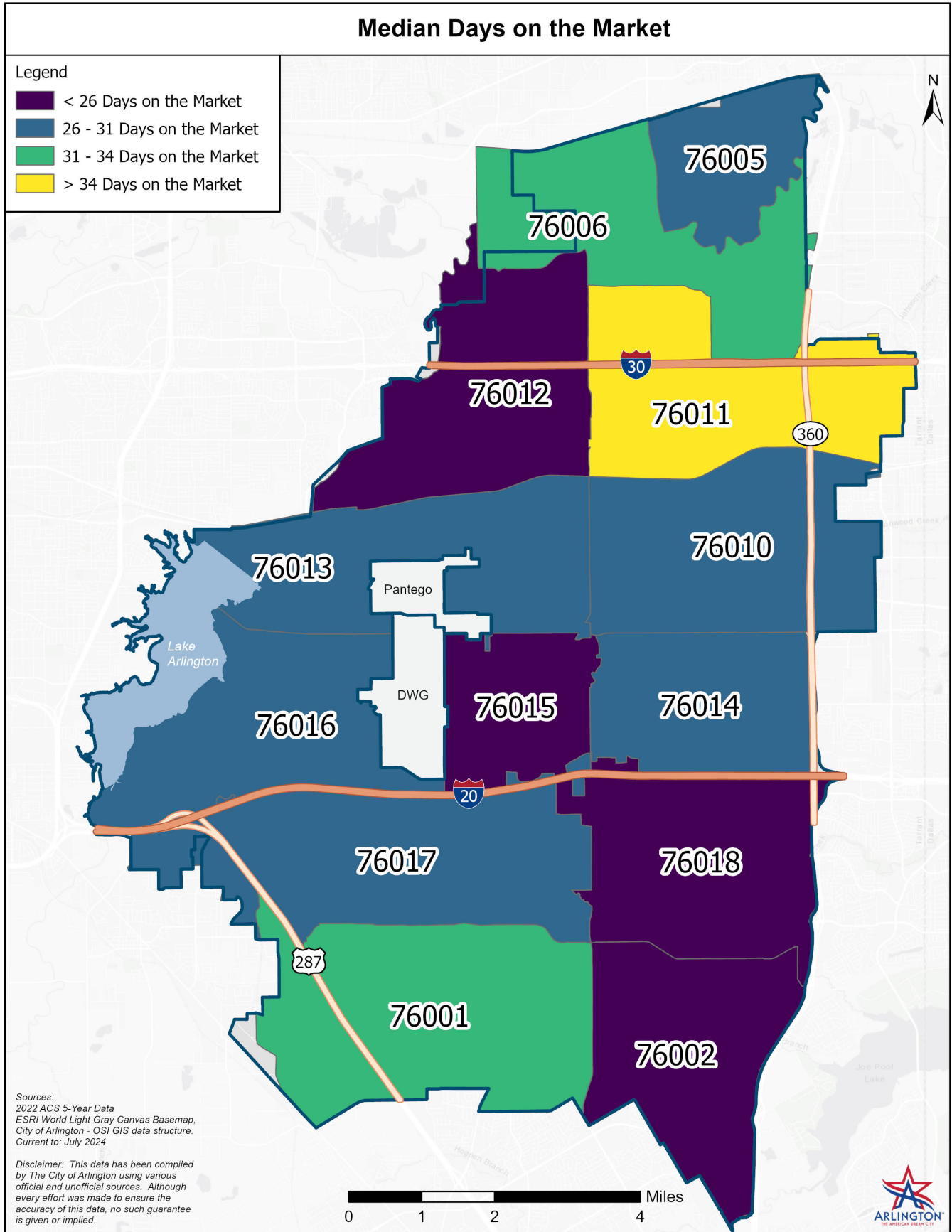
From 2012 to 2022, individuals without a mortgage have had similar rates of housing cost burden (more than 30% of their household income spent on selected housing costs), of 10.2% and 10.7%, respectively. Homeowners without a mortgage continue to spend a much lower percentage of their household income on housing costs, with more than three-quarters of these homeowners spending less than 20% of their income on housing. In total, more than 90% of homeowners without a mortgage are not housing cost burdened.

Housing Units with a Mortgage		
Selected Monthly Owner Costs as a Percentage of a Household Income	2012 Percentage	2022 Percentage
Less than 20.0 percent	44.00%	45.90%
20.0 to 24.9 percent	15.90%	17.30%
25.0 to 29.9 percent	11.50%	9.90%
30.0 to 34.9 percent	8.50%	6.00%
35.0 percent or more	20.20%	20.80%

Housing Units without a Mortgage		
Selected Monthly Owner Costs as a Percentage of a Household Income	2012 Percentage	2022 Percentage
Less than 20.0 percent	80.20%	77.60%
20.0 to 24.9 percent	5.80%	7.50%
25.0 to 29.9 percent	3.80%	4.20%
30.0 to 34.9 percent	2.80%	2.10%
35.0 percent or more	7.40%	8.60%

Source: 2012 American Community Survey 1-Year Estimates, 2022 American Community Survey 5-Year Estimates

HOUSING MARKET



Housing Market Characteristics, 2023

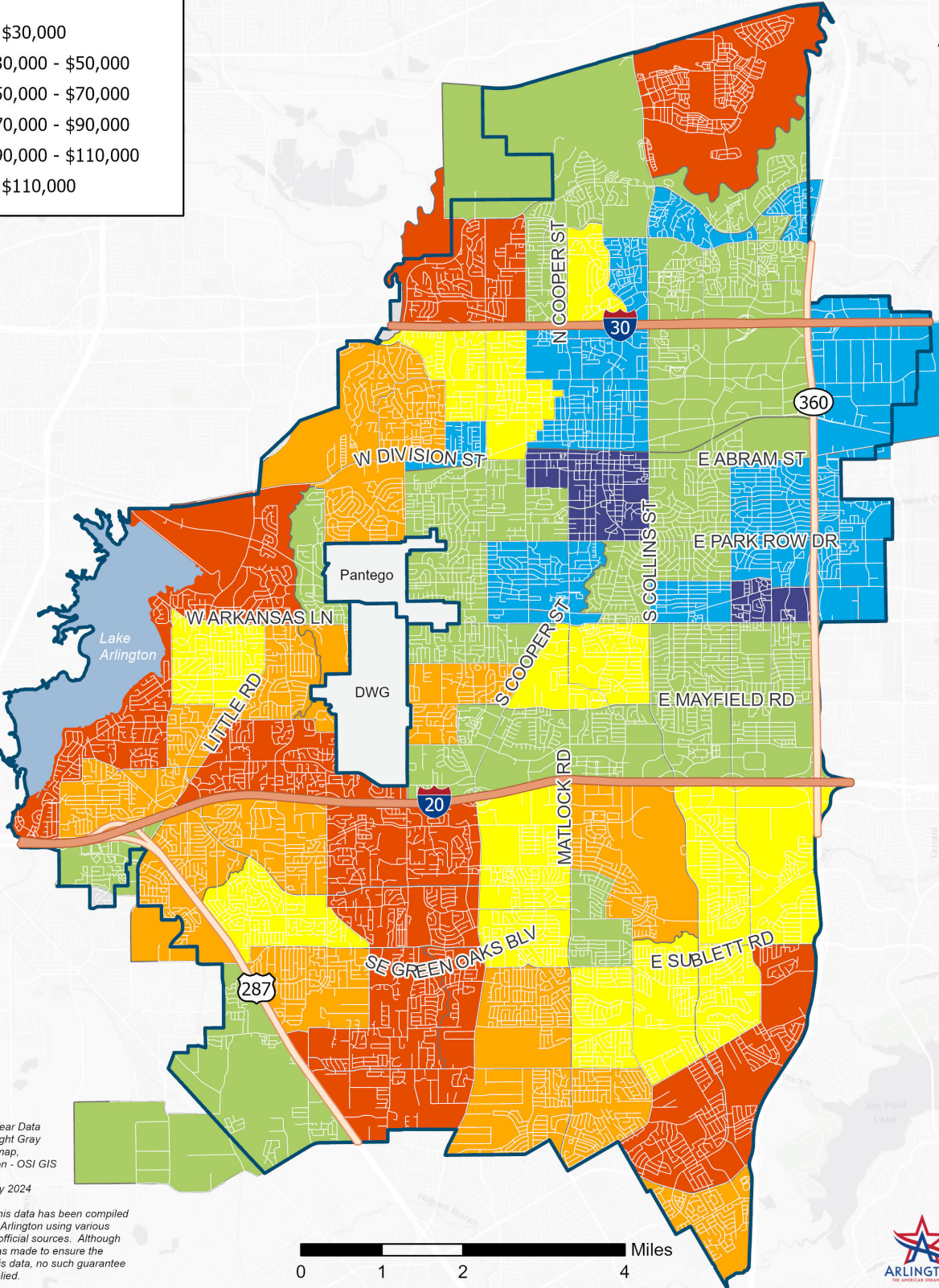
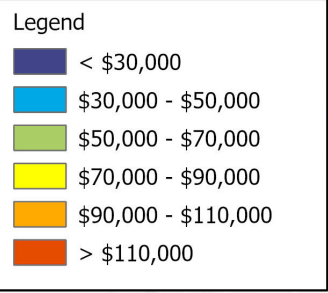
Median days on the market by zip code indicates where housing within Arlington is selling the fastest, a further indicator of the desirability of housing. Zip codes such as 76002 and 76018, have the shortest median days on the market at 24 and 25 days respectively, and show relatively high numbers of homes sold. In contrast, zip code 76011 exhibits the longest median days on the market at 53 days, coupled with fewer homes sold and a lower median home sale price, suggesting less market activity and possibly less desirable housing stock.

Housing Market Characteristics			
Zip Code	Median Days on Market	# of Homes Sold	Median Home Sale Price
76001	34	92	\$ 363,750
76002	24	88	\$ 353,500
76005	31	66	\$ 511,000
76006	32	37	\$ 332,000
76010	28	49	\$ 250,000
76011	53	41	\$ 269,999
76012	26	86	\$ 332,830
76013	30	82	\$ 341,750
76014	30	49	\$ 274,500
76015	26	38	\$ 315,000
76016	31	99	\$ 355,000
76017	30	114	\$ 339,000
76018	25	51	\$ 307,000

Source: Redfin

DEMOGRAPHICS

2022 Median Household Income by Census Tract



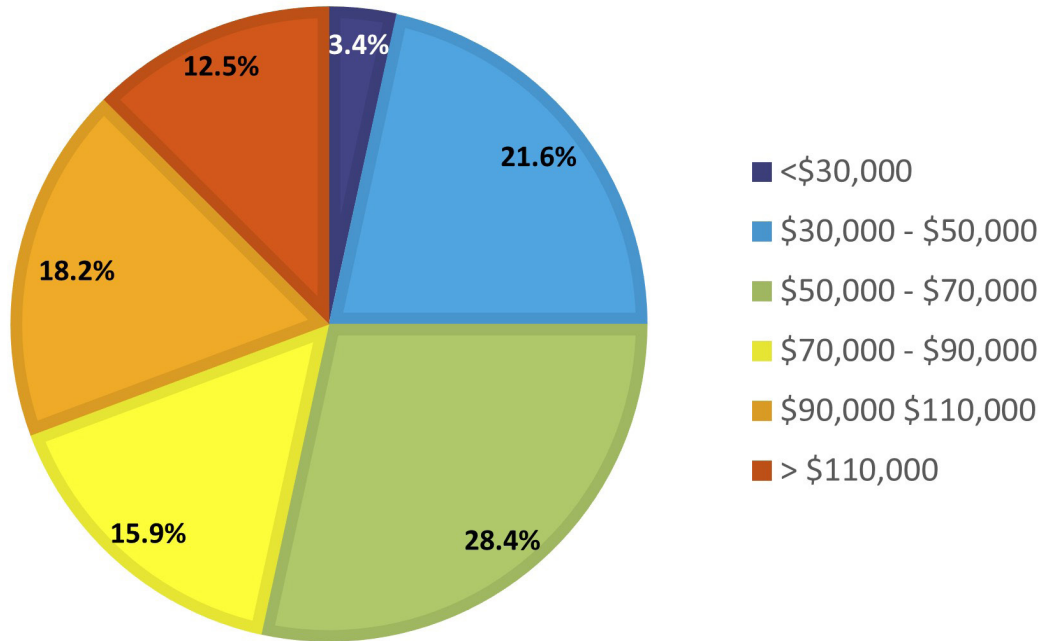
Sources:
 2022 ACS 5-Year Data
 ESRI World Light Gray
 Canvas Basemap,
 City of Arlington - OSI GIS
 data structure.
 Current to: July 2024

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Percentage of Median Income by Census Tract, 2022

PERCENTAGE OF MEDIAN INCOME BY CENSUS TRACT



The median household income for Arlington in 2022 was \$71,736. Arlington experienced modest growth of 2.6% in median household income, which indicates steady economic growth.

City	2010*	2022	% Change
Arlington	\$69,899	\$71,736	2.6%
Bedford	\$80,656	\$80,924	0.3%
Colleyville	\$204,002	\$196,298	-3.8%
Dalworthington Gardens	\$106,502	\$108,750	2.1%
Eules	\$73,670	\$77,403	5.1%
Fort Worth	\$66,471	\$72,726	9.4%
Grand Prairie	\$68,972	\$76,626	11.1%
Grapevine	\$98,812	\$107,165	8.5%
Hurst	\$71,030	\$71,275	0.3%
Mansfield	\$123,421	\$112,465	-8.9%
Pantego	\$84,899	\$84,125	-0.9%

*2022 Constant Dollars

Source: 2022 American Community Survey 5-Year Estimates

APPENDIX

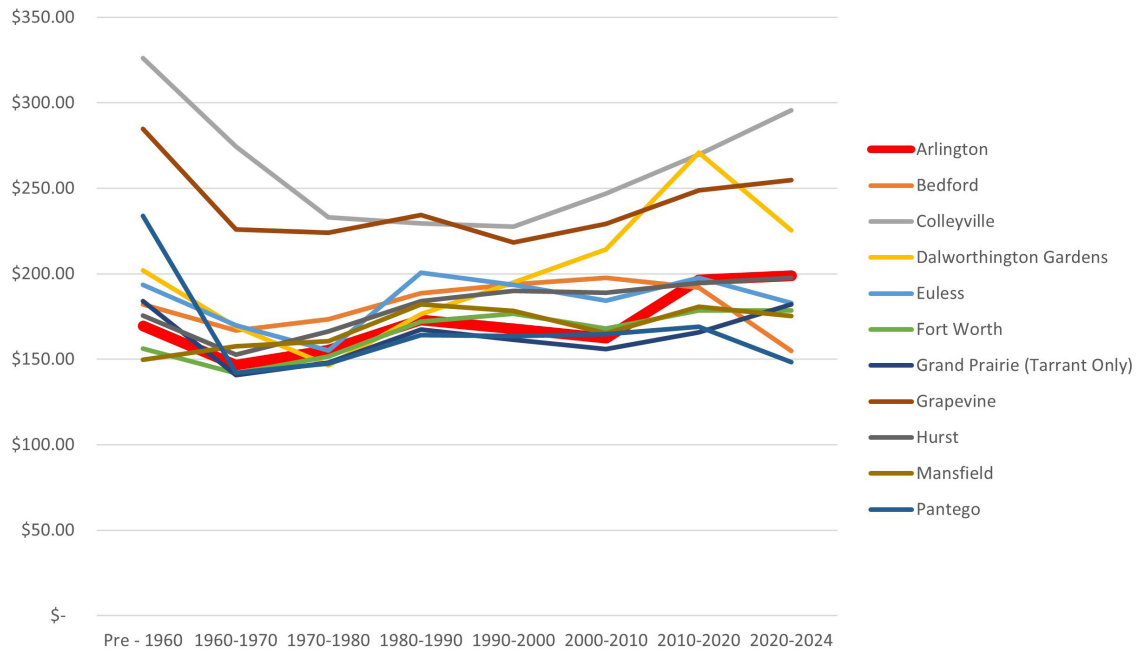
Average Total Appraised Value per Sq. Ft. by Decade Built								
	Pre - 1960	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2022
Arlington	\$ 169.40	\$ 146.49	\$ 155.24	\$ 172.97	\$ 167.70	\$ 162.40	\$ 196.42	\$ 198.86
Bedford	\$ 182.03	\$ 166.91	\$ 173.32	\$ 188.65	\$ 193.93	\$ 197.68	\$ 191.87	\$ 154.91
Colleyville	\$ 326.05	\$ 274.44	\$ 233.15	\$ 229.36	\$ 227.69	\$ 246.87	\$ 269.81	\$ 295.53
Dalworthington Gardens	\$ 202.08	\$ 169.10	\$ 146.57	\$ 176.37	\$ 195.00	\$ 214.22	\$ 270.78	\$ 225.37
Eules	\$ 193.52	\$ 169.91	\$ 155.08	\$ 200.61	\$ 193.62	\$ 184.24	\$ 197.75	\$ 182.85
Fort Worth	\$ 156.28	\$ 141.75	\$ 151.50	\$ 172.02	\$ 176.74	\$ 168.03	\$ 178.57	\$ 178.46
Grand Prairie (Tarrant Only)	\$ 183.99	\$ 140.73	\$ 148.04	\$ 167.28	\$ 161.40	\$ 155.93	\$ 165.66	\$ 182.10
Grapevine	\$ 284.88	\$ 225.92	\$ 223.93	\$ 234.25	\$ 218.26	\$ 229.30	\$ 248.85	\$ 254.80
Hurst	\$ 175.50	\$ 152.78	\$ 166.25	\$ 183.95	\$ 190.11	\$ 188.85	\$ 194.64	\$ 197.70
Mansfield	\$ 149.78	\$ 157.51	\$ 160.62	\$ 182.23	\$ 178.42	\$ 165.27	\$ 180.81	\$ 175.27
Pantego	\$ 233.84	\$ 142.06	\$ 147.47	\$ 164.00	\$ 163.59	\$ 164.69	\$ 169.07	\$ 148.37

Average Single-Family Living Area Sq. Ft. by Decade Built								
	Pre - 1960	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2022
Arlington	1,342	1,758	1,928	1,695	2,222	2,339	2,559	2,594
Bedford	1,414	1,677	1,899	2,020	2,247	2,047	2,551	2,292
Colleyville	1,599	2,052	2,627	3,221	3,864	4,448	4,220	4,649
Dalworthington Gardens	1,768	2,260	2,488	2,898	4,325	4,890	4,850	5,360
Eules	1,262	1,620	1,705	1,552	1,932	2,439	2,889	2,513
Fort Worth	1,364	1,865	1,878	1,650	2,169	2,247	2,347	2,172
Grand Prairie (Tarrant Only)	967	1,507	2,017	1,788	2,261	2,820	3,268	3,235
Grapevine	1,514	1,719	1,962	2,045	2,716	3,010	3,171	3,272
Hurst	1,385	1,765	2,018	1,922	2,282	2,788	2,526	2,517
Mansfield	1,291	1,571	1,808	1,888	2,418	2,772	3,076	3,166
Pantego	1,495	2,282	2,193	1,924	2,734	3,017	3,317	3,681

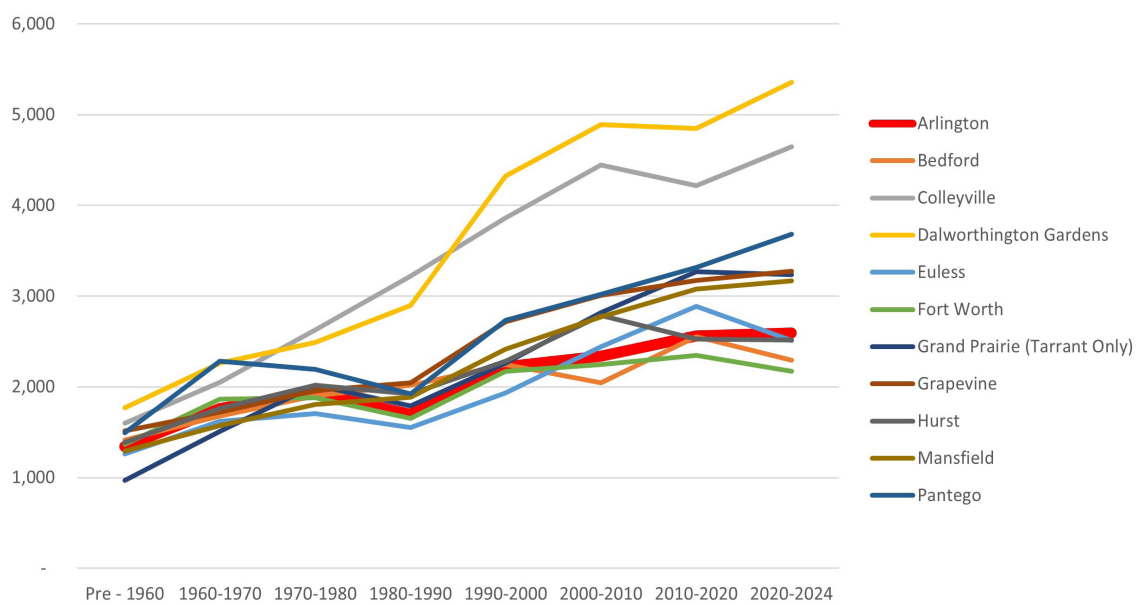
Average TAD Appraised Single-Family Values for Select Communities					
	Average Living Area (Sq. Ft.)	Average Land Value	Average Improvement Value	Average Total Value	Average Total Value per Living Area Sq. ft.
Arlington	1,943	\$ 53,006	\$ 263,715	\$ 316,721	\$ 166.28
Bedford	1,945	\$ 52,468	\$ 298,089	\$ 350,556	\$ 182.72
Colleyville	3,688	\$ 216,509	\$ 674,669	\$ 891,178	\$ 241.58
Dalworthington Gardens	3,309	\$ 118,171	\$ 508,271	\$ 626,442	\$ 182.94
Eules	1,854	\$ 55,520	\$ 282,413	\$ 337,933	\$ 186.09
Fort Worth	1,898	\$ 63,294	\$ 255,183	\$ 318,477	\$ 165.17
Grand Prairie (Tarrant Only)	2,559	\$ 61,996	\$ 338,778	\$ 400,773	\$ 160.23
Grapevine	2,317	\$ 116,565	\$ 405,271	\$ 521,836	\$ 231.00
Hurst	1,867	\$ 52,277	\$ 262,990	\$ 315,267	\$ 170.57
Mansfield	2,544	\$ 71,019	\$ 356,363	\$ 427,381	\$ 171.19
Pantego	2,298	\$ 96,506	\$ 241,482	\$ 337,988	\$ 150.47

Source: Tarrant Appraisal District (2023)

Average Total Appraised Value per Sq. Ft. by Decade Built



Average Single-Family Living Area Sq. Ft. by Decade Built



Source: Tarrant Appraisal District (2023)

