

The Context for Homeownership in Arlington

Homeownership Rates

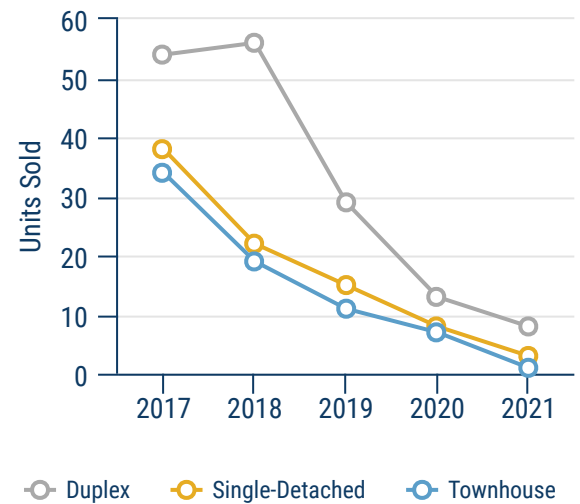
Arlington's homeownership rate is 43.9%. While this is lower than the national homeownership rate of 65.4%, it is in line with other urban jurisdictions and is comparable to rates in the two other core jurisdictions in metropolitan Washington: Alexandria (43.2%) and the District of Columbia (41.6%).¹

Homeownership rates are significantly lower for Arlington's Black, indigenous and people of color (BIPOC) populations. These disparities are closely related to lower household incomes among these demographic groups.

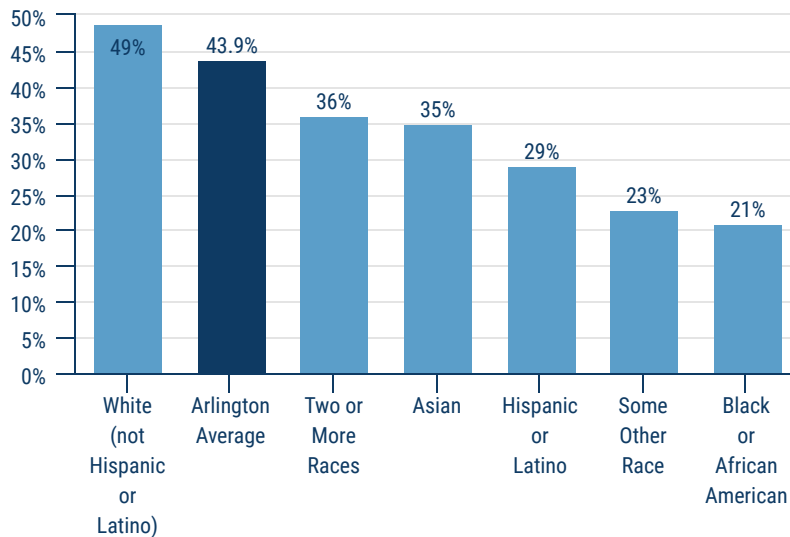
Entry-Level Housing

The Arlington market provides limited purchase options for moderate-income households. The upper limit of affordability for such households under current County homeownership programs is \$500,000. Condos comprise 99% of all property sales up to \$500,000 in Arlington. Three-bedroom condos and other forms of housing such as townhomes and single-family detached in this price range are fast disappearing from the Arlington market.³

Non-Condo Sales Up to \$500,000



Homeownership Rates by Race & Ethnicity



Low-income and older adult homeowner households are more likely to be housing cost-burdened.

Three quarters of owner households in Arlington with incomes below \$60,000 are housing cost-burdened (meaning that more than 30% of income is spent on housing costs). Over half of those households pay more than 50% of their income towards housing costs. Among owner households headed by persons 65 years of age and older, 23% are housing cost-burdened.²

There is a sizable renter population with household incomes that could support homeownership.

Nearly half (47%) of renter households have incomes over \$100,000, and an additional 8,900 renter households (14%) have incomes between \$75,000 and \$100,000.⁴

Access to Housing Finance

- One fifth of all mortgages originated in 2021 for home purchases were to households with incomes under \$100,000.
- Mortgage denial rates for home purchase and refinancing are higher for BIPOC populations.
- As a whole, Black and Hispanic borrowers are charged higher mortgage interest rates. This is likely in correlation with income.⁵

1. US Census Bureau, American Community Survey, 2021 One-Year Estimates, Table DP04
 2. US Census Bureau, American Community Survey, 2016-2020 Five-Year Estimates, Table B25093
 3. BrightMLS
 4. US Census Bureau, American Community Survey, 2016-2020 Five-Year Estimates, Table B25118
 5. Consumer Financial Protection Bureau, HMDA 2021



Scan for more information. An interactive online tool is available to explore 2022 sales data by housing type, size, and ZIP code.