



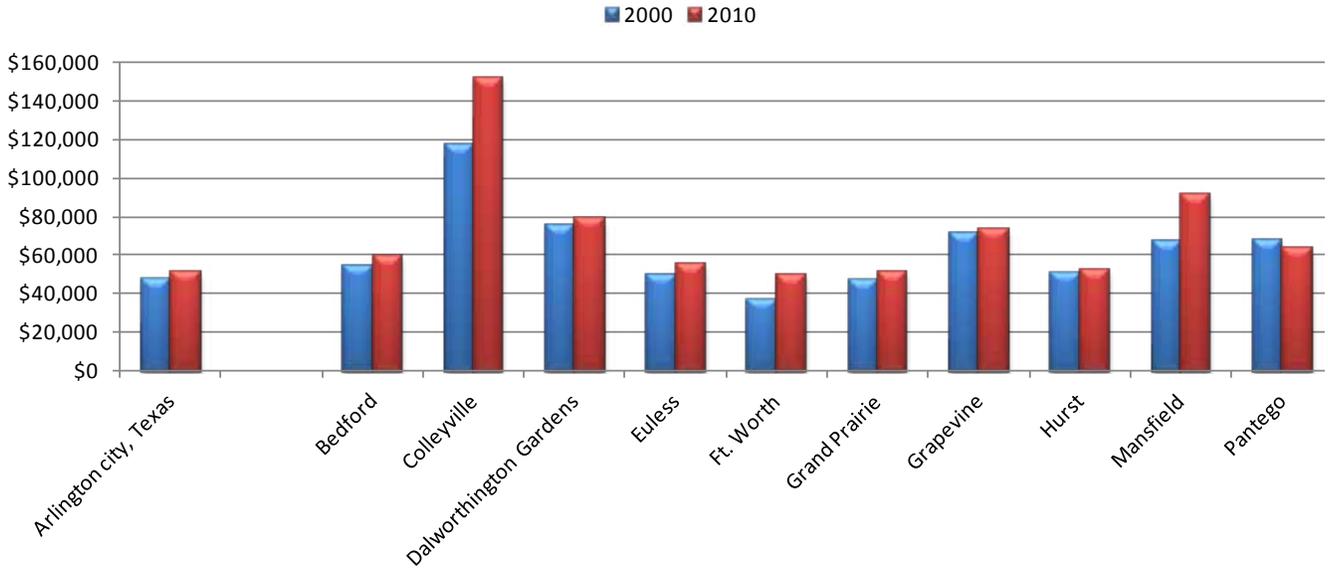
# ARLINGTON 2012 SINGLE-FAMILY HOUSING PROFILE



June 4, 2013



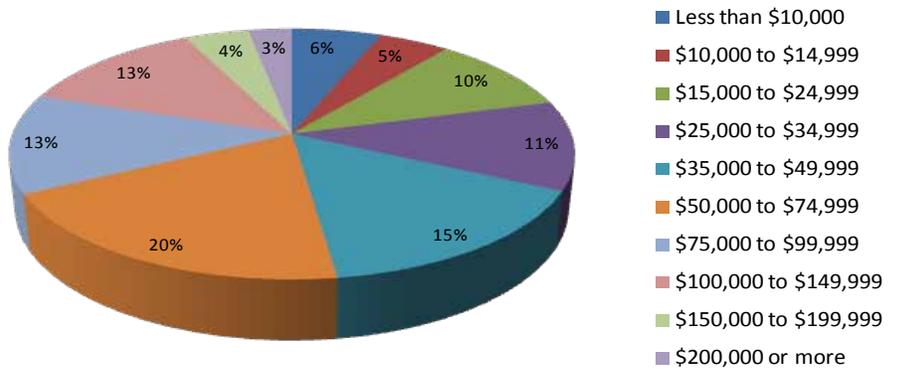
## Median Household Income 2000-2010



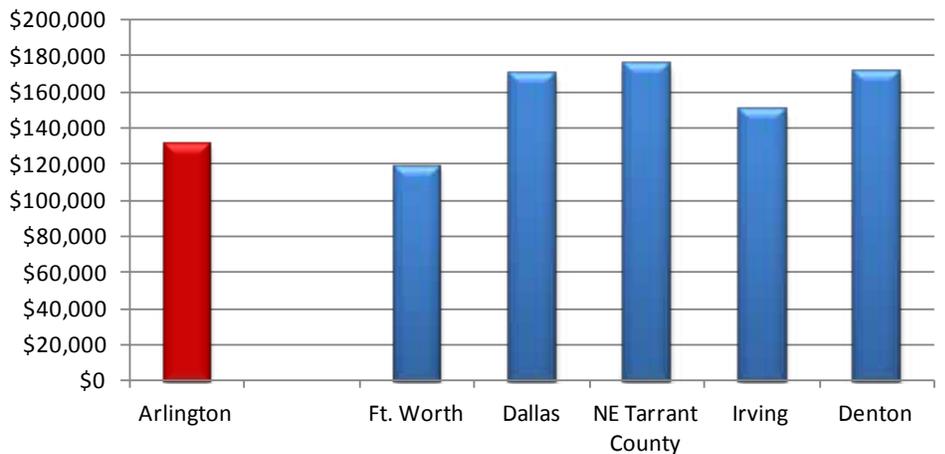
### MEDIAN HOUSEHOLD INCOME 2000, 2010

CITY	2000	2010
ARLINGTON, TEXAS	\$47,622	\$52,094
BEDFORD	\$54,436	\$60,084
COLLEYVILLE	\$117,419	\$152,034
DALWORTHINGTON GARDENS	\$75,528	\$79,318
EULESS	\$49,582	\$54,885
FT. WORTH	\$37,074	\$49,530
GRAND PRAIRIE	\$46,816	\$51,368
GRAPEVINE	\$71,680	\$73,633
HURST	\$50,369	\$52,913
MANSFIELD	\$66,764	\$91,959
PANTEGO	\$68,571	\$63,250

### Arlington City, Texas Percentage Median Income



### Median Price of MLS Activity - 2012



Source: U.S. Census Bureau, Census 2000 Summary File 3, U.S. Census Bureau, 2006-2010 American Community Survey (5yr-estimate, constant 2010 dollars)

# HOUSING CHARACTERISTICS

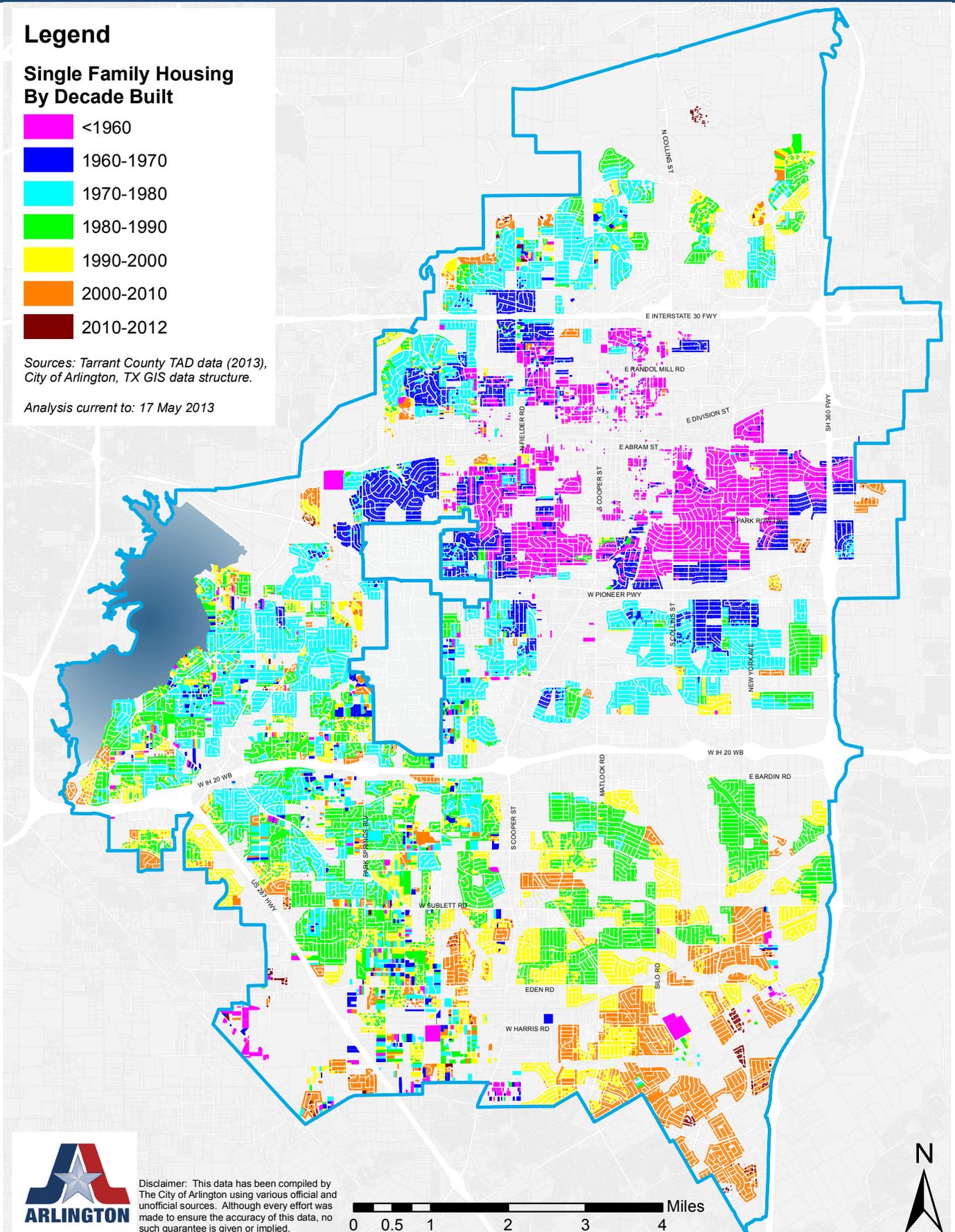
## Legend

### Single Family Housing By Decade Built

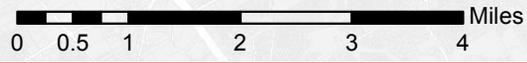
- <1960
- 1960-1970
- 1970-1980
- 1980-1990
- 1990-2000
- 2000-2010
- 2010-2012

Sources: Tarrant County TAD data (2013),  
City of Arlington, TX GIS data structure.

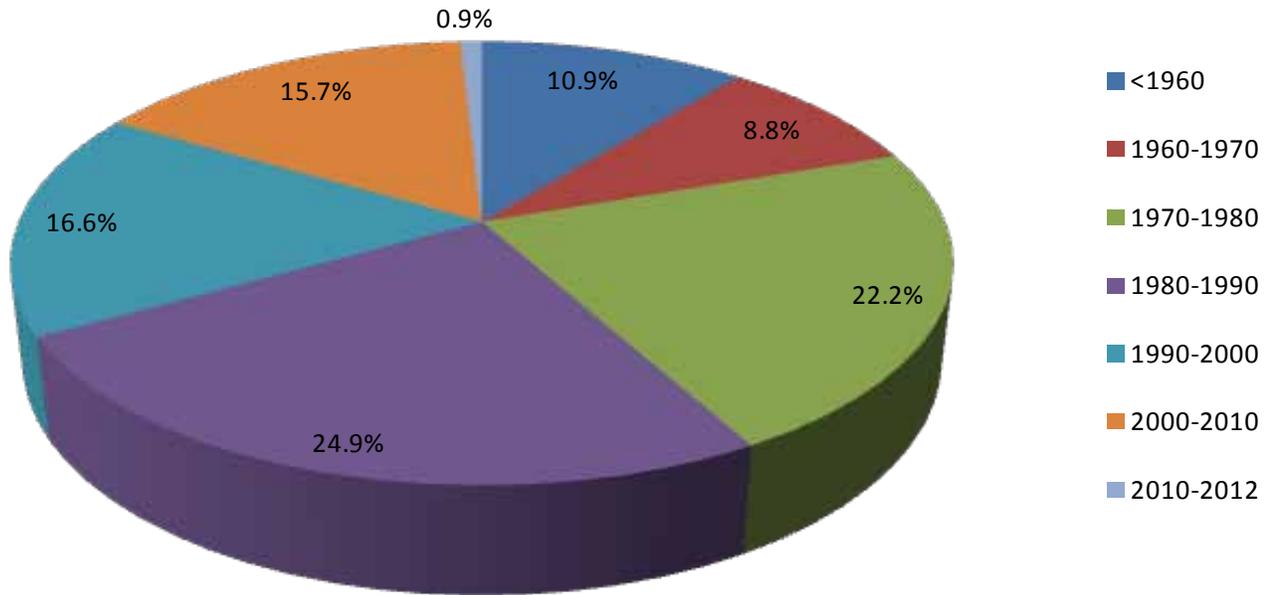
Analysis current to: 17 May 2013



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.



## Single Family Housing By Decade Built



SINGLE FAMILY HOUSING BY DECADE BUILT		
	NUMBER	PERCENT OF TOTAL
<1960	9,546	10.9%
1960-1970	7,680	8.8%
1970-1980	19,390	22.2%
1980-1990	21,773	24.9%
1990-2000	14,497	16.6%
2000-2010	13,689	15.7%
2010-2012	782	0.9%
<b>TOTAL</b>	<b>87,357</b>	<b>100.0%</b>

# HOUSING CHARACTERISTICS

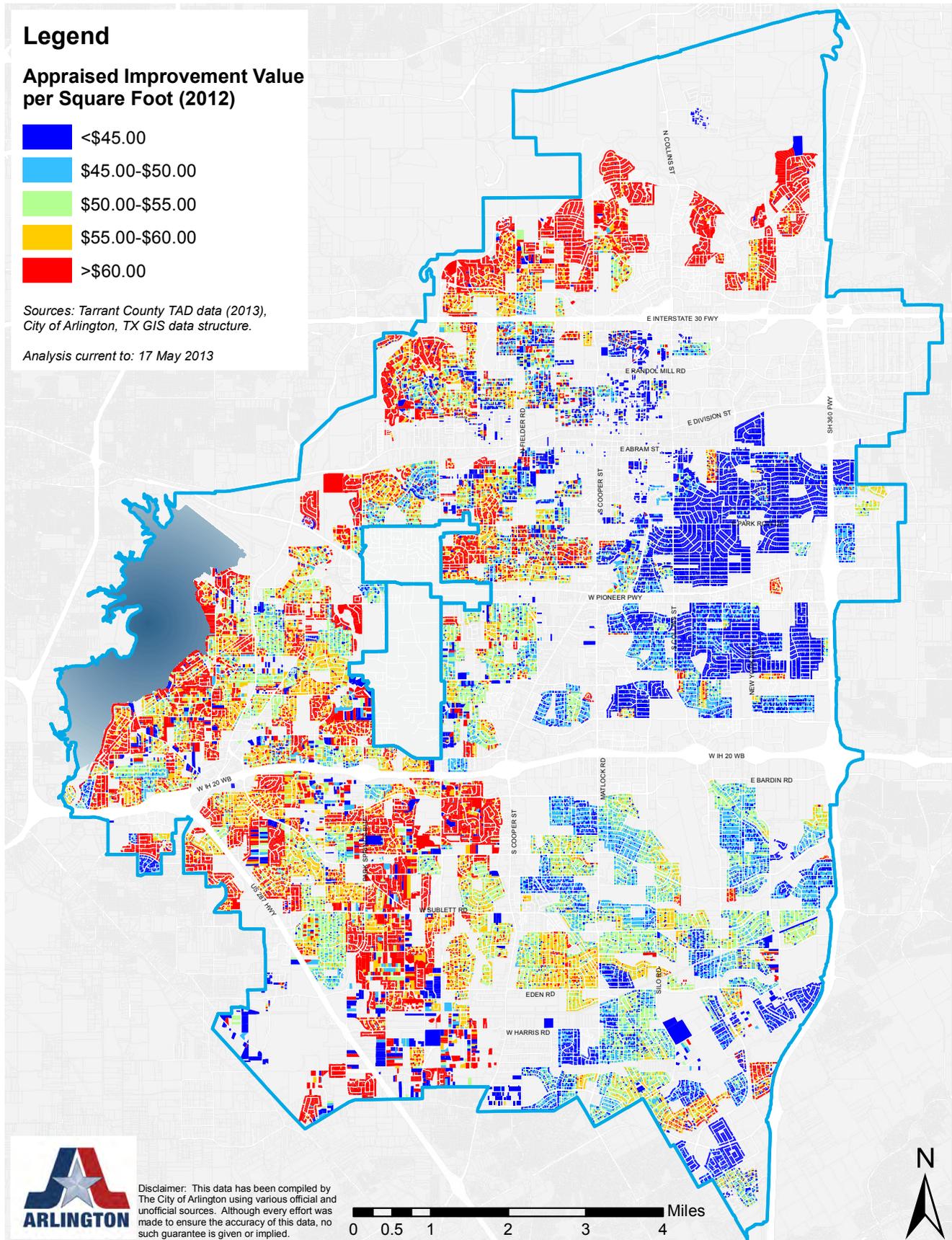
## Legend

### Appraised Improvement Value per Square Foot (2012)

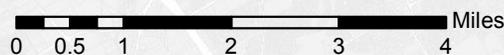


Sources: Tarrant County TAD data (2013),  
City of Arlington, TX GIS data structure.

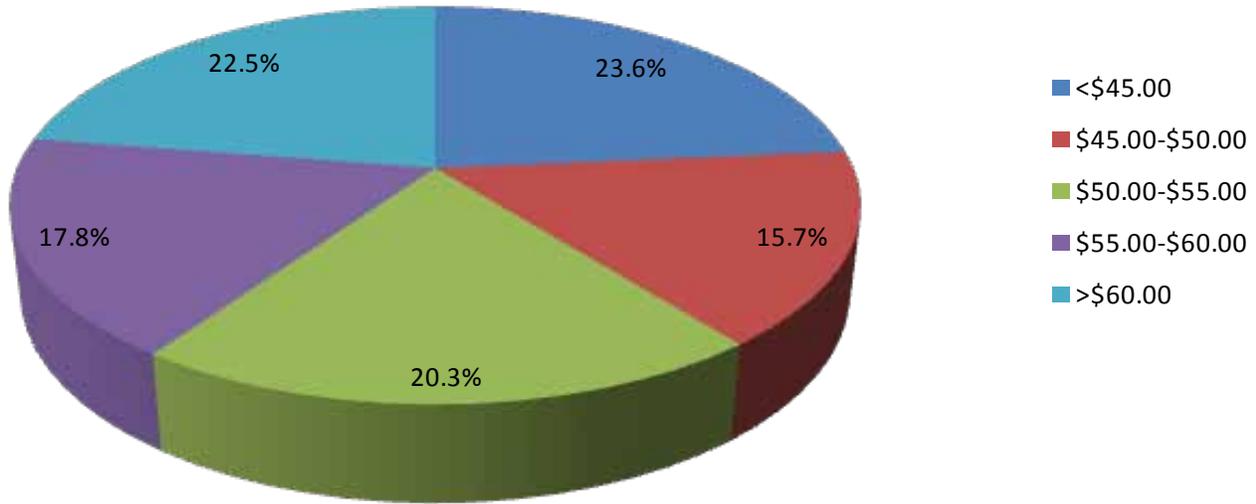
Analysis current to: 17 May 2013



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.



## Appraised Improvement Value per Square Foot, 2012



APPRAISED IMPROVEMENT VALUE PER SQUARE FOOT, 2012		
	NUMBER	PERCENT OF TOTAL
<\$45.00	20,617	23.6%
\$45.00-\$50.00	13,745	15.7%
\$50.00-\$55.00	17,766	20.3%
\$55.00-\$60.00	15,567	17.8%
>\$60.00	19,662	22.5%
<b>TOTAL</b>	<b>87,357</b>	<b>100.0%</b>

# HOUSING CHARACTERISTICS

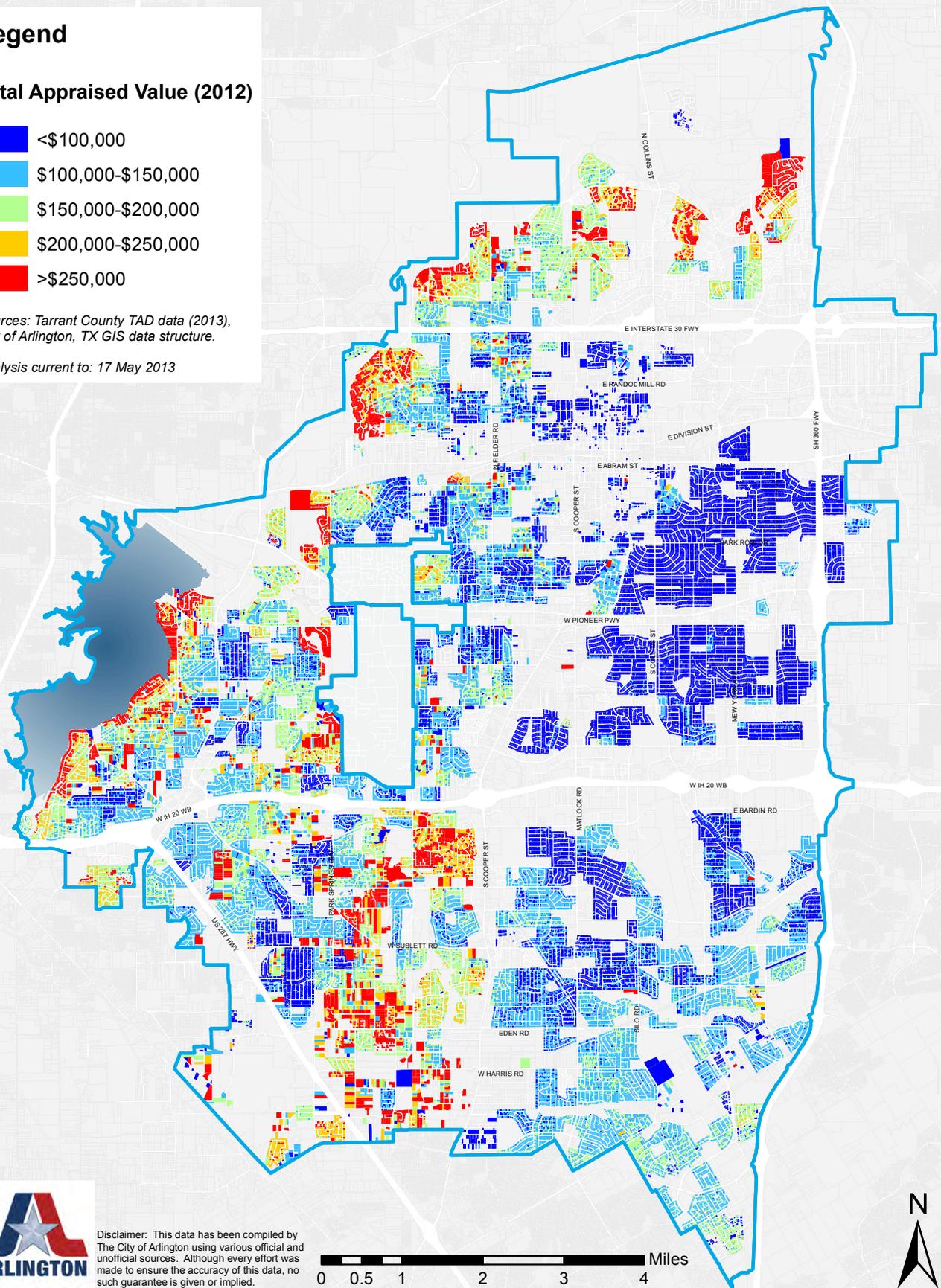
## Legend

### Total Appraised Value (2012)

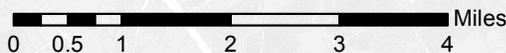


Sources: Tarrant County TAD data (2013),  
City of Arlington, TX GIS data structure.

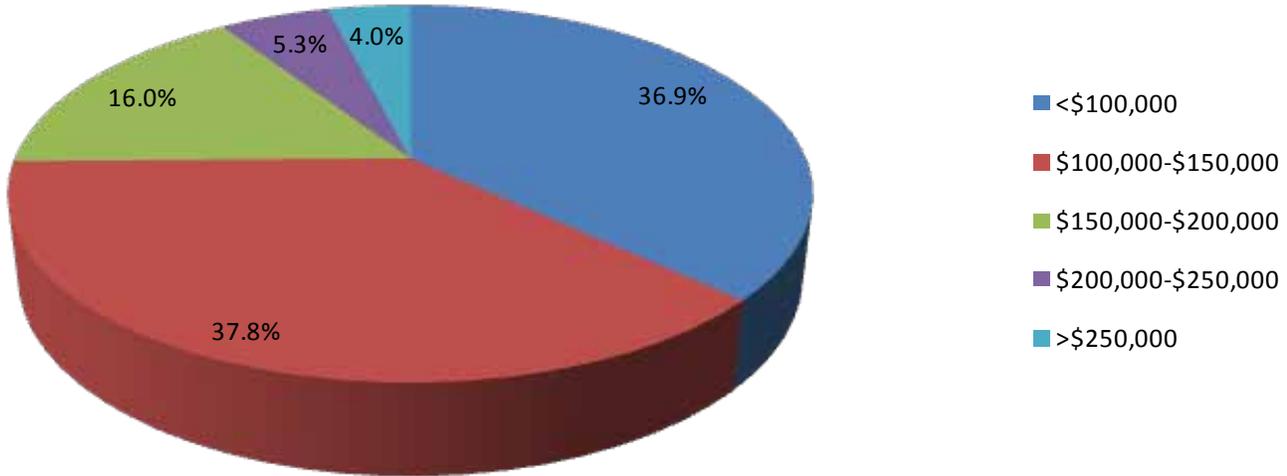
Analysis current to: 17 May 2013



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.



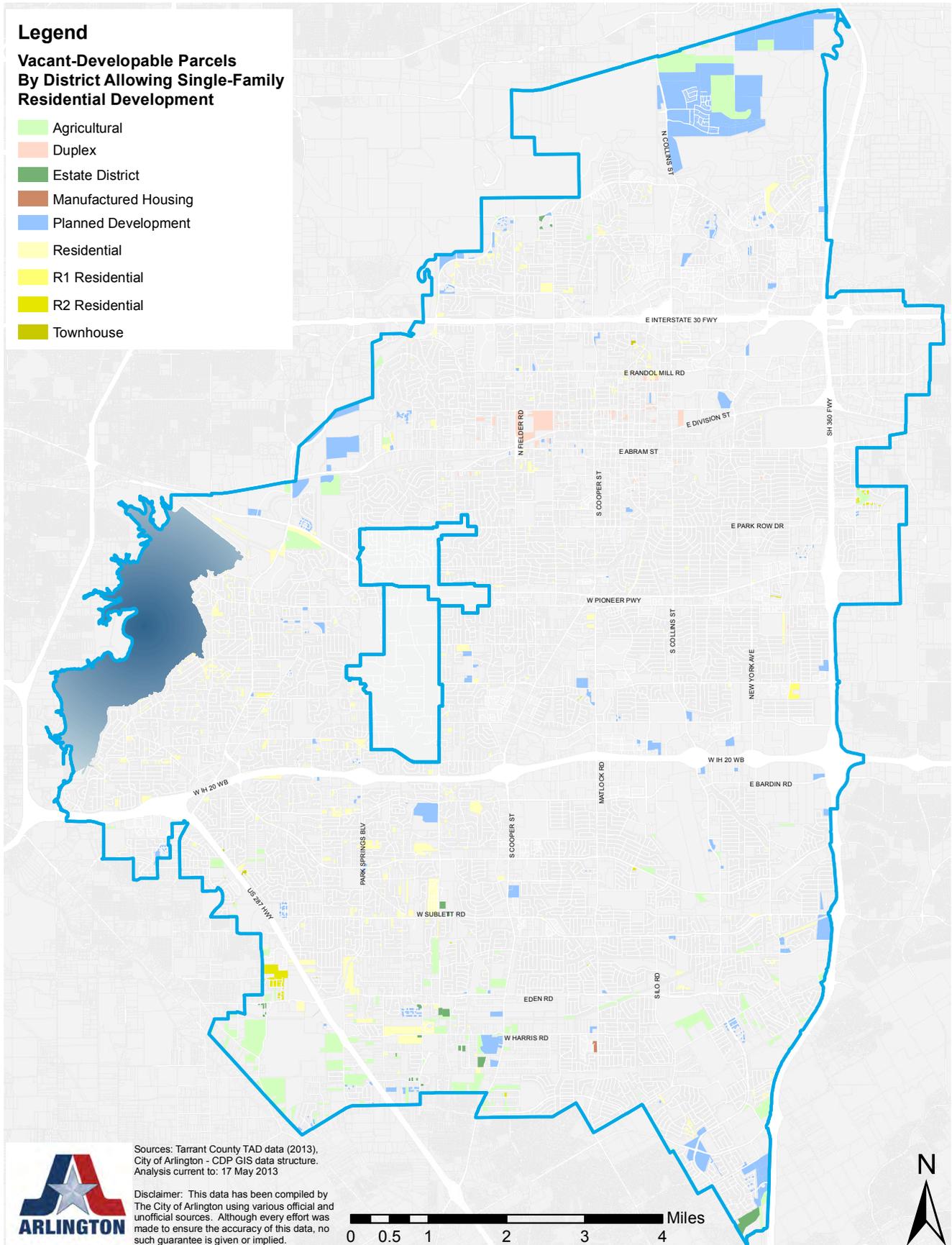
## Total Appraised Value, 2012



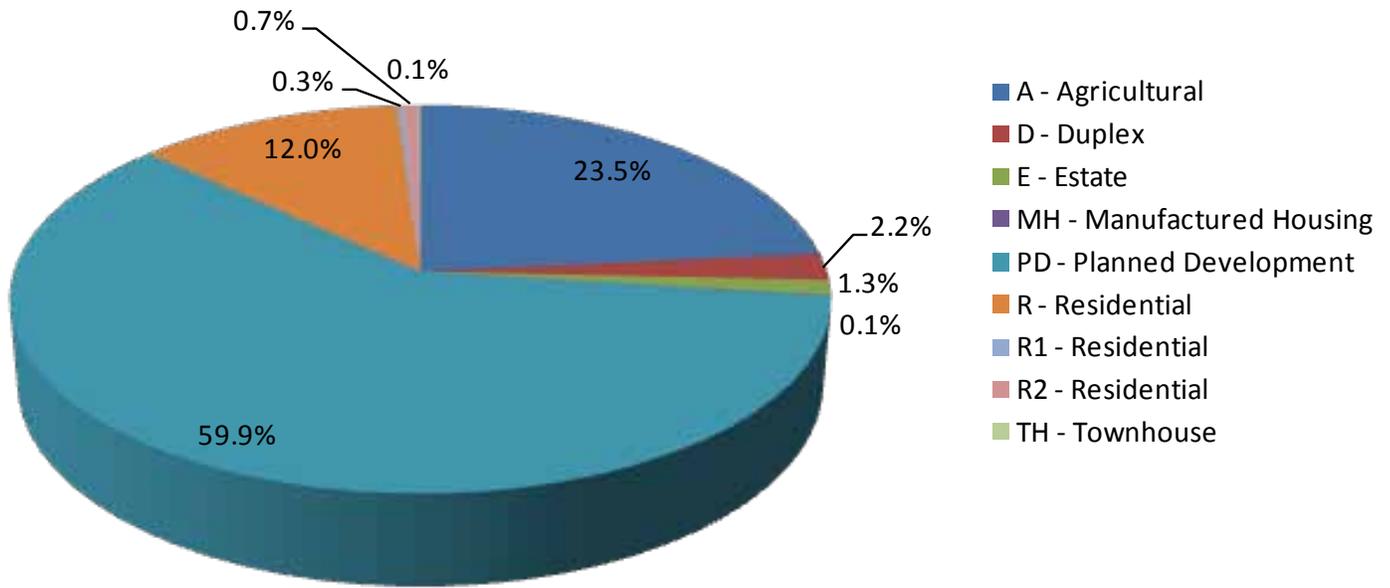
### AVERAGE TAD APPRAISED SINGLE FAMILY HOME VALUES IN SELECT COMMUNITIES, 2012

COMMUNITY	AVERAGE LIVING AREA SF	AVERAGE LAND VALUE	AVERAGE IMPROVEMENT VALUE	AVERAGE TOTAL VALUE	AVERAGE TOTAL VALUE PER LIVING AREA SF
ARLINGTON	1,944	\$22,679	\$105,084	\$127,763	\$54.05
BEDFORD	1,991	\$22,741	\$135,806	\$158,547	\$68.21
COLLEYVILLE	3,561	\$70,032	\$343,736	\$413,768	\$96.54
DALWORTHINGTON GARDENS	3,384	\$97,146	\$265,963	\$363,108	\$78.58
EULESS	1,822	\$21,420	\$121,446	\$142,866	\$66.64
FORT WORTH	1,810	\$28,129	\$92,253	\$120,382	\$50.97
GRAND PRAIRIE (TARRANT ONLY)	2,446	\$29,246	\$124,509	\$153,755	\$50.90
GRAPEVINE	2,273	\$33,739	\$189,456	\$223,195	\$83.37
HURST	1,880	\$19,807	\$113,351	\$133,158	\$60.30
MANSFIELD	2,455	\$31,905	\$147,084	\$178,989	\$59.91
PANTEGO	2,291	\$30,946	\$132,090	\$163,036	\$57.66

# HOUSING CHARACTERISTICS

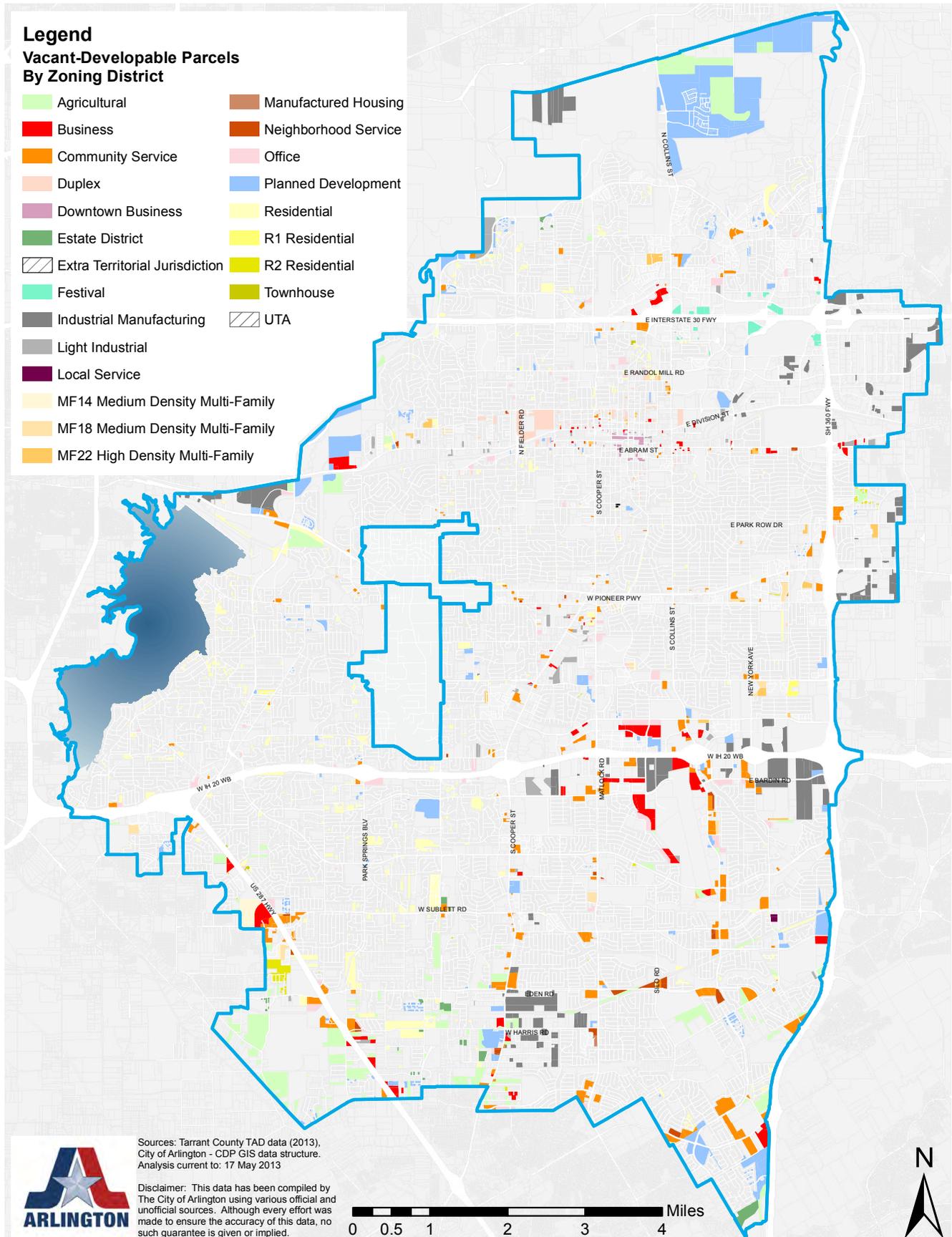


## Vacant Developable Parcels by District Allowing Single-Family Residential Development

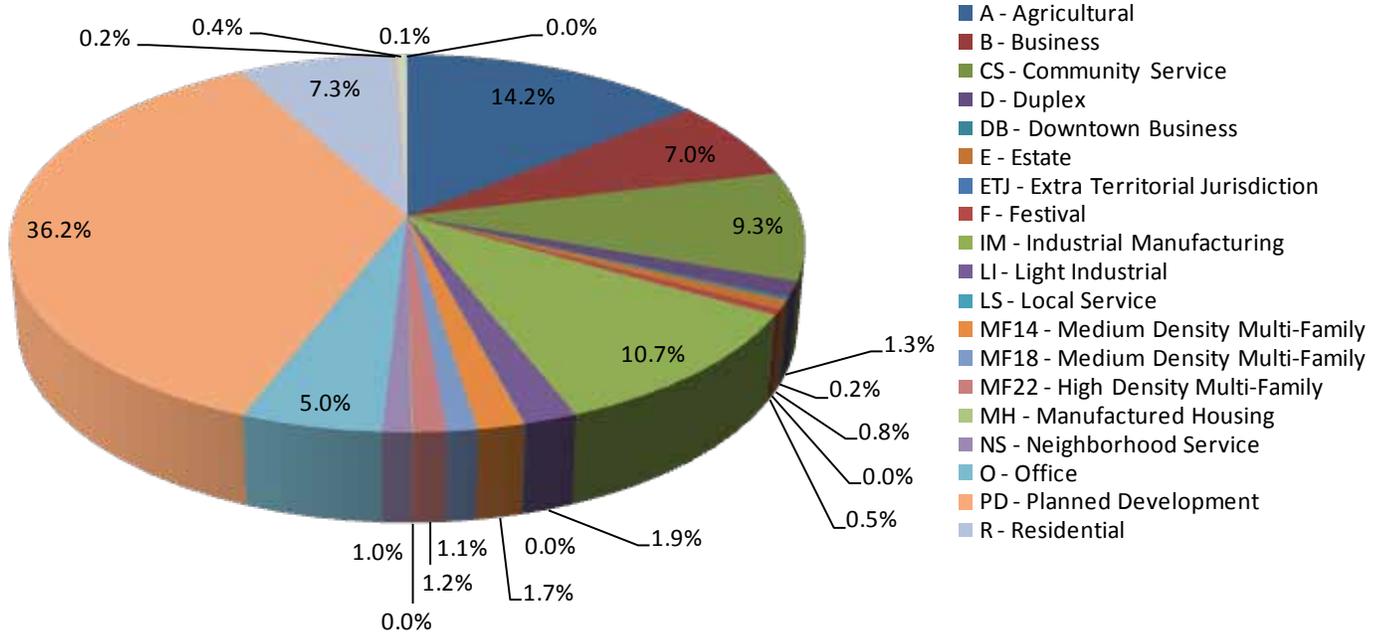


ZONING DISTRICT	NUMBER OF PARCELS	TOTAL ACREAGE	PERCENT OF TOTAL
A - AGRICULTURAL	217	1,595.8	23.5%
D - DUPLEX	142	150.7	2.2%
E - ESTATE	35	85.3	1.3%
MH - MANUFACTURED HOUSING	1	3.8	0.1%
PD - PLANNED DEVELOPMENT	1,111	4,071.1	59.9%
R - RESIDENTIAL	847	818.6	12.0%
R1 - RESIDENTIAL	37	19.5	0.3%
R2 - RESIDENTIAL	141	46.7	0.7%
TH - TOWNHOUSE	12	5.7	0.1%
<b>TOTAL</b>	<b>2,543</b>	<b>6,797.2</b>	<b>100.0%</b>

# HOUSING CHARACTERISTICS



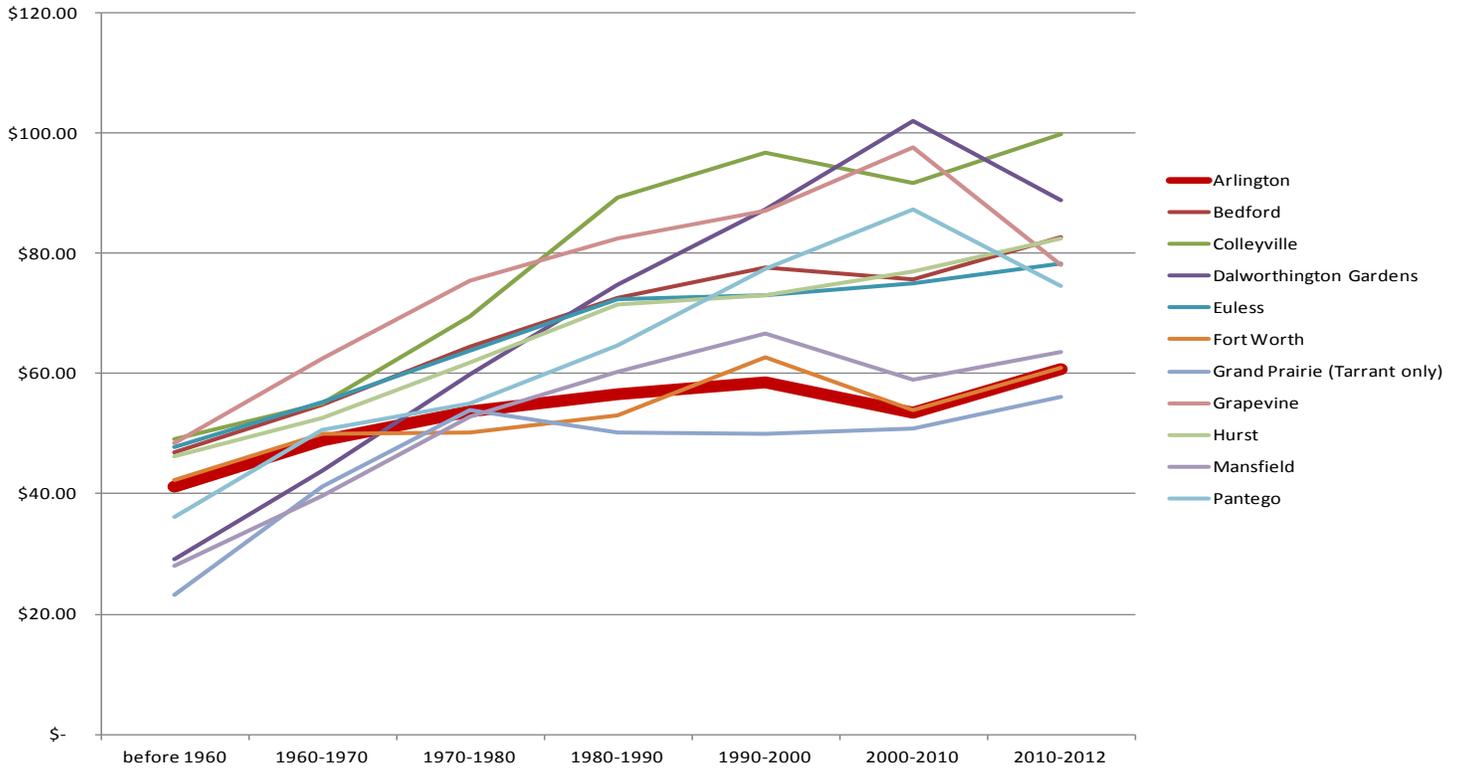
## Vacant Developable Parcels by Zoning District



ZONING DISTRICT	NUMER OF PARCELS	TOTAL ACREAGE	PERCENT OF TOTAL
A - AGRICULTURAL	217	1,595.8	14.2%
B - BUSINESS	126	782.3	7.0%
CS - COMMUNITY SERVICE	308	1,047.5	9.3%
D - DUPLEX	142	150.7	1.3%
DB - DOWNTOWN BUSINESS	35	26.7	0.2%
E - ESTATE	35	85.3	0.8%
ETJ - EXTRA TERRITORIAL JURISDICTION	1	0.2	0.0%
F - FESTIVAL	24	56.2	0.5%
IM - INDUSTRIAL MANUFACTURING	177	1,200.1	10.7%
LI - LIGHT INDUSTRIAL	77	210.0	1.9%
LS - LOCAL SERVICE	2	5.5	0.0%
MF14 - MEDIUM DENSITY MULTI-FAMILY	16	187.2	1.7%
MF18 - MEDIUM DENSITY MULTI-FAMILY	75	123.7	1.1%
MF22 - HIGH DENSITY MULTI-FAMILY	53	132.2	1.2%
MH - MANUFACTURED HOUSING	1	3.8	0.0%
NS - NEIGHBORHOOD SERVICE	37	115.1	1.0%
O - OFFICE	121	562.6	5.0%
PD - PLANNED DEVELOPMENT	1,111	4,071.1	36.2%
R - RESIDENTIAL	847	818.6	7.3%
R1 - RESIDENTIAL	37	19.5	0.2%
R2 - RESIDENTIAL	141	46.7	0.4%
TH - TOWNHOUSE	12	5.7	0.1%
UTA	3	0.6	0.0%
<b>TOTAL</b>	<b>3,598</b>	<b>11,247</b>	<b>100.0%</b>

# HOUSING CHARACTERISTICS

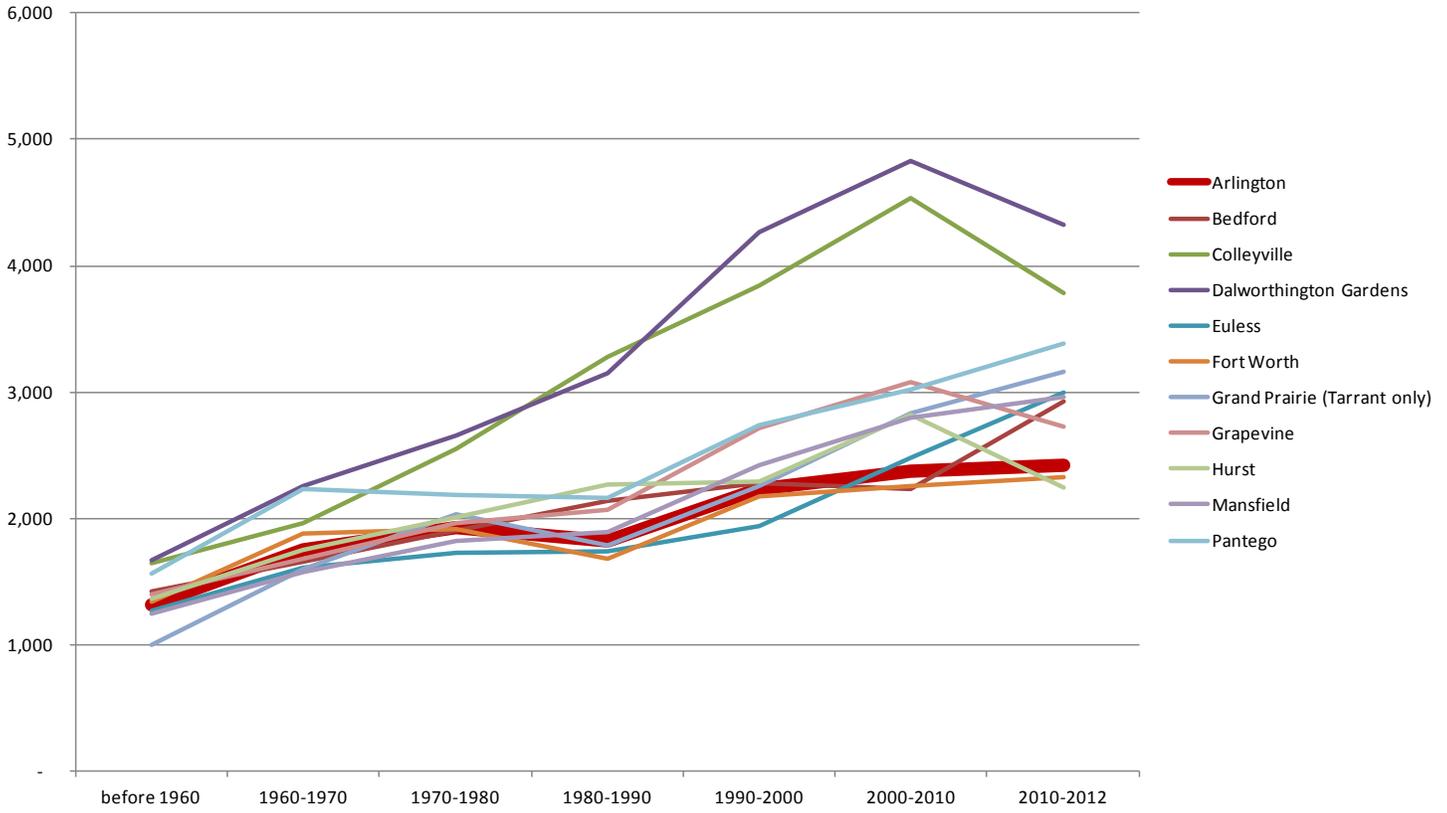
**Housing Value per SF by Decade Built as of Tax Year 2012**



**HOUSING VALUE PER SF BY DECADE BUILT AS OF TAX YEAR 2012**

CITY	YEAR BUILT						
	BEFORE 1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010	2010-2012
ARLINGTON	\$41.24	\$48.98	\$53.83	\$56.65	\$58.51	\$53.53	\$60.81
BEDFORD	\$46.91	\$54.73	\$64.45	\$72.65	\$77.66	\$75.69	\$82.73
COLLEYVILLE	\$49.06	\$55.11	\$69.54	\$89.33	\$96.69	\$91.77	\$99.83
DALWORTHINGTON GARDENS*	\$29.16	\$43.87	\$59.87	\$74.79	\$87.30	\$101.92	\$88.80
EULESS	\$47.75	\$55.32	\$63.85	\$72.49	\$73.03	\$75.04	\$78.41
FORT WORTH	\$42.36	\$50.05	\$50.29	\$53.12	\$62.67	\$53.97	\$61.02
GRAND PRAIRIE (TARRANT ONLY)	\$23.19	\$41.31	\$54.00	\$50.26	\$49.93	\$50.88	\$56.21
GRAPEVINE	\$48.50	\$62.46	\$75.45	\$82.50	\$87.07	\$97.61	\$78.12
HURST	\$46.26	\$52.55	\$61.88	\$71.44	\$73.13	\$76.92	\$82.47
MANSFIELD	\$27.93	\$39.60	\$52.75	\$60.40	\$66.62	\$59.00	\$63.52
PANTEGO	\$36.20	\$50.71	\$55.05	\$64.64	\$77.43	\$87.26	\$74.65

**Average Living Area of Housing by Decade Built**



AVERAGE LIVING AREA OF HOUSING BY DECADE BUILT							
CITY	YEAR BUILT						
	BEFORE 1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010	2010-2012
ARLINGTON	1,323	1,746	1,933	1,822	2,233	2,375	2,424
BEDFORD	1,426	1,658	1,909	2,139	2,279	2,231	2,929
COLLEYVILLE	1,641	1,959	2,547	3,280	3,840	4,538	3,781
DALWORTHINGTON GARDENS	1,671	2,256	2,659	3,146	4,262	4,831	4,321
EULESS	1,264	1,610	1,728	1,742	1,944	2,478	2,994
FORT WORTH	1,338	1,883	1,921	1,682	2,169	2,254	2,322
GRAND PRAIRIE (TARRANT ONLY)	1,004	1,594	2,030	1,785	2,258	2,833	3,163
GRAPEVINE	1,399	1,683	1,964	2,066	2,713	3,075	2,722
HURST	1,369	1,753	2,010	2,273	2,296	2,821	2,249
MANSFIELD	1,247	1,571	1,818	1,896	2,418	2,801	2,965
PANTEGO	1,558	2,233	2,192	2,163	2,734	3,017	3,384

