

Benton County, AR

County · AR · Arkansas

BALANCED MARKET

\$390K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

4,491

SALES (12 MO)

\$392K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



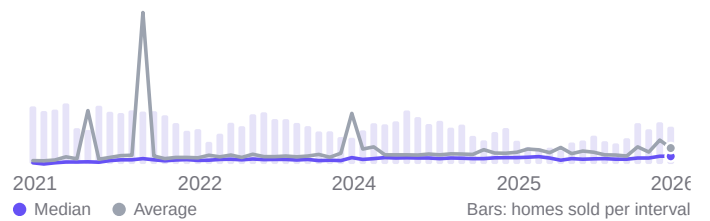
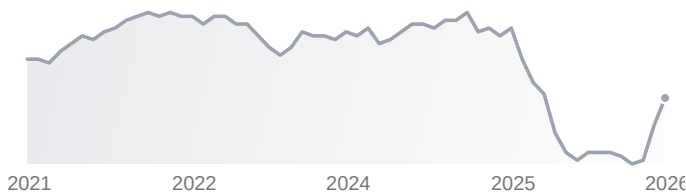
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$400K · Average \$544K

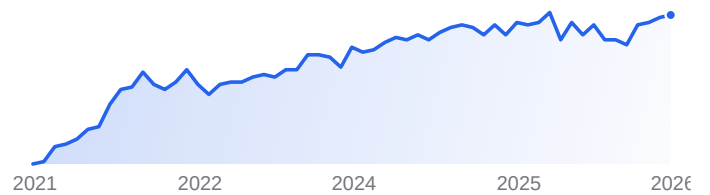
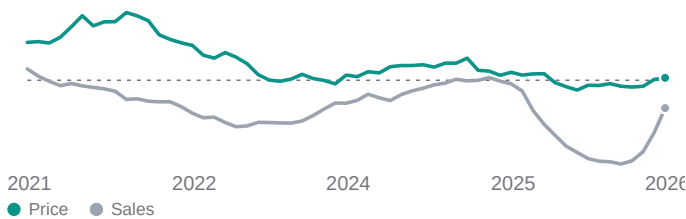


Growth (year over year)

Price +1.3% · Sales -14.3%

Price per square foot

\$213/ft²

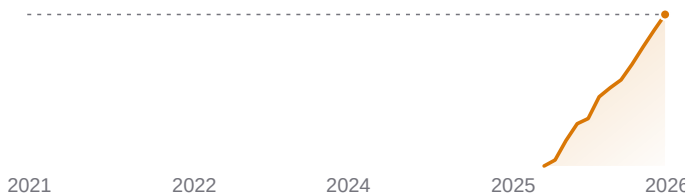


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

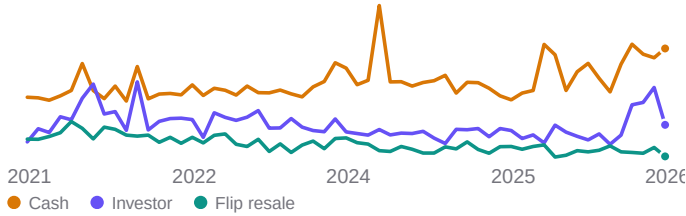
4.0%



BUYERS & OUTCOMES

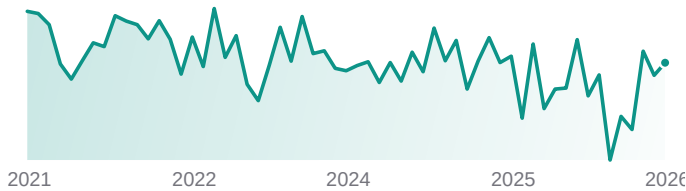
Buyer mix

Cash 27% · Investor 9.2% · Flip resale 1.8%



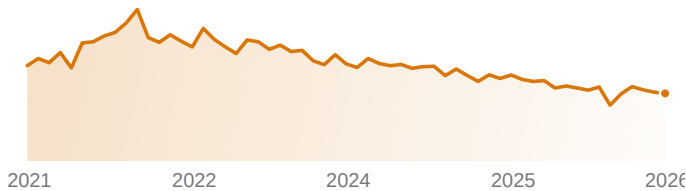
Sellers who sold at a gain

93%

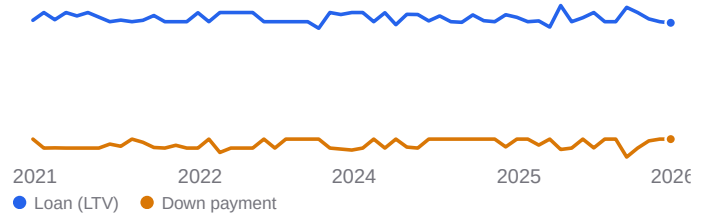


Median annualized return at resale

+7.1%

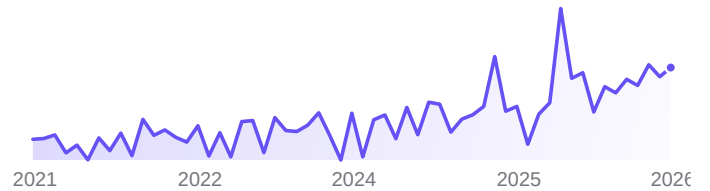


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	112,252
Median value (AVM)	\$392K
Median size	1,793 ft²
Median year built	2006
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	77%
Company owned	23%
Median loan-to-value	42%
Typical ownership tenure	5.9 yrs

COMMUNITY

Population	324,637
Density	383 / mi²
Median household income	\$82K
Average household income	\$113K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	35
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	7.2%
Unemployment	1.0%
Average temp	58°F
Annual precip	47 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.