

Washington County, AR

County · AR · Arkansas

BUYER'S MARKET

\$340K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

2,836

SALES (12 MO)

\$354K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



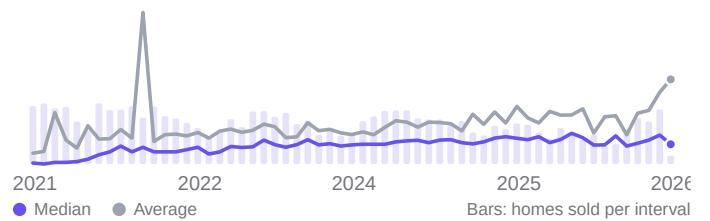
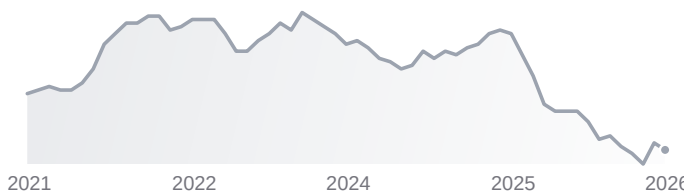
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$325K · Average \$539K

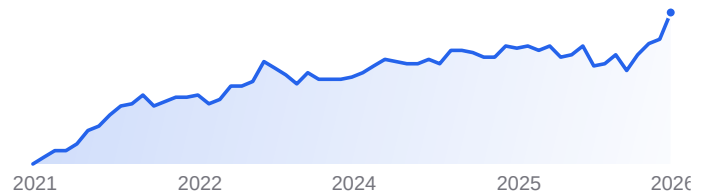
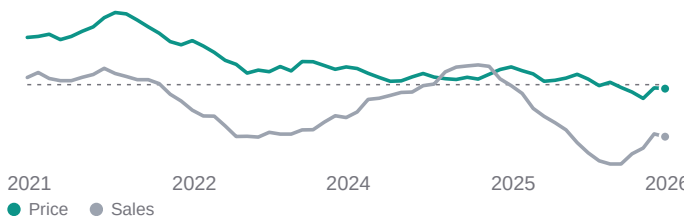


Growth (year over year)

Price -1.5% · Sales -19.9%

Price per square foot

\$220/ft²

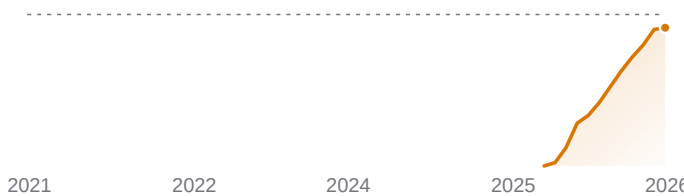


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

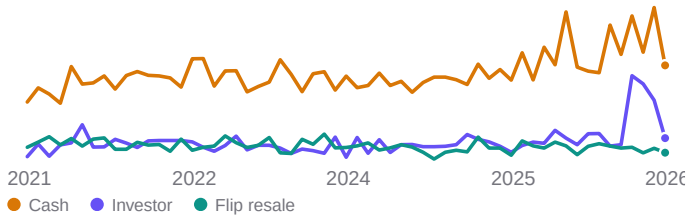
3.5%



BUYERS & OUTCOMES

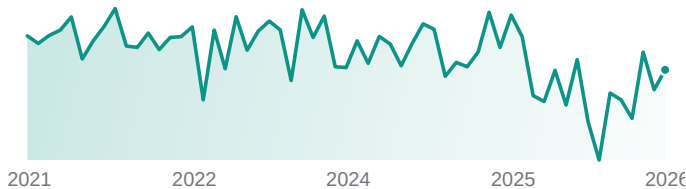
Buyer mix

Cash 22% · Investor 6.3% · Flip resale 3.1%



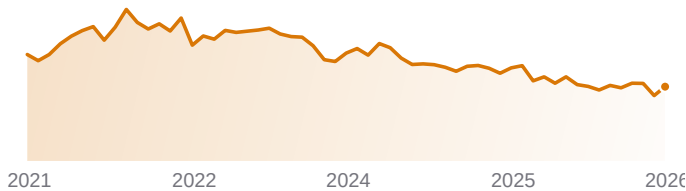
Sellers who sold at a gain

93%

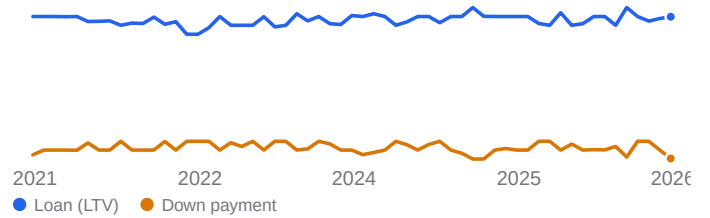


Median annualized return at resale

+6.3%

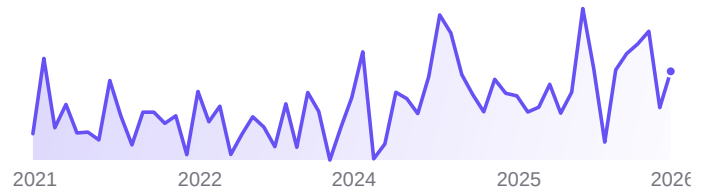


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	80,012
Median value (AVM)	\$354K
Median size	1,706 ft²
Median bedrooms	3
Median year built	1996
Single family	76%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	28%
Median loan-to-value	43%

Typical ownership tenure

6.9 yrs

COMMUNITY

Population	267,583
Density	284 / mi²
Median household income	\$62K
Average household income	\$90K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	37
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	13.0%
Unemployment	0.9%
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.