

Lincoln

City · AR · Arkansas > Washington County

BALANCED MARKET

\$233K

MEDIAN SALE PRICE

+14.8%

1-YR CHANGE

59

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



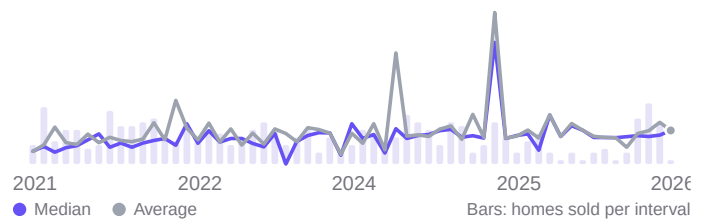
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$251K · Average \$251K

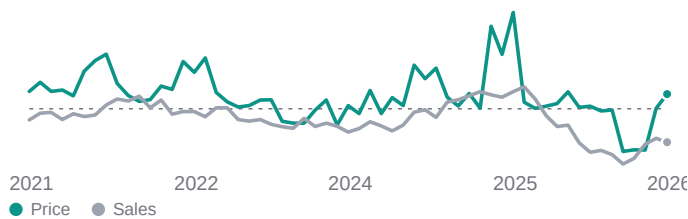


Growth (year over year)

Price +14.8% · Sales -33.7%

Price per square foot

\$150/ft²

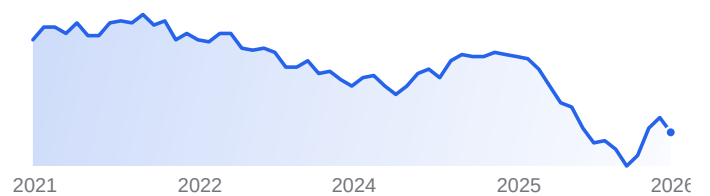
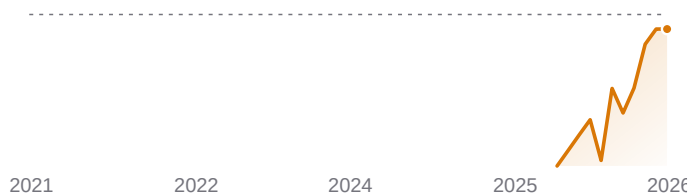


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

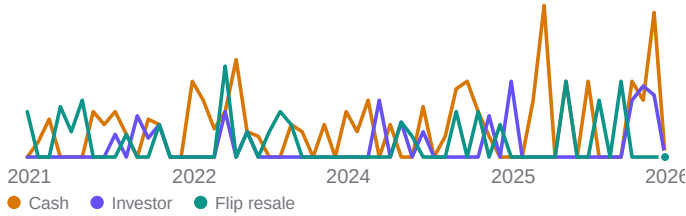
2.7%



BUYERS & OUTCOMES

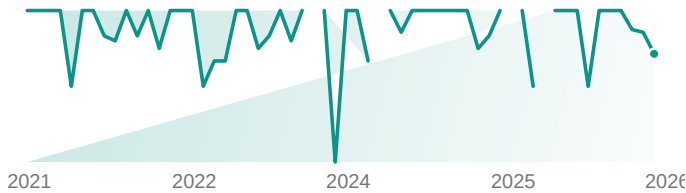
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



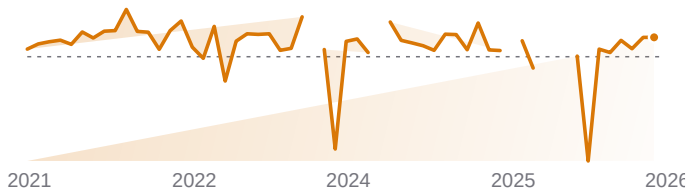
Sellers who sold at a gain

71%



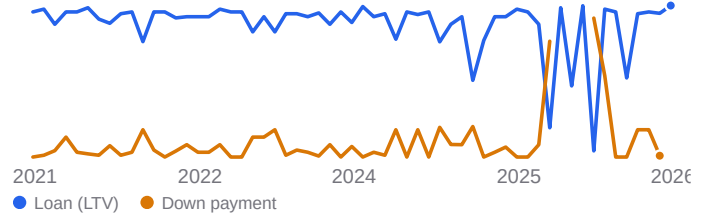
Median annualized return at resale

+9.1%



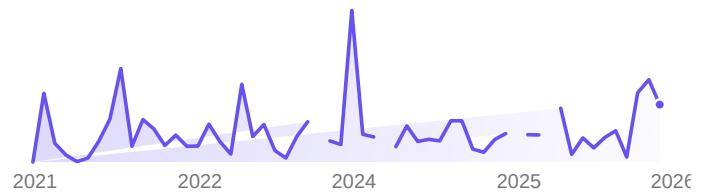
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 2.7%



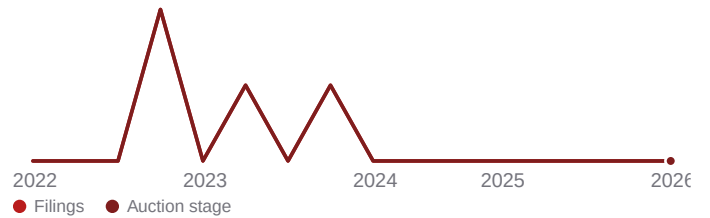
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,198
Median value (AVM)	\$249K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1985
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.2%
Owner occupied	78%
Company owned	18%
Median loan-to-value	41%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	2,503
Density	873 / mi²
Median household income	\$58K
Average household income	\$76K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	11.9%
Unemployment	0.9%
Average temp	58°F
Annual precip	49 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.