

Hot Springs Village 71909

ZIP code · AR · Arkansas > Garland County > Hot Springs Village

SELLER'S MARKET

\$292K

MEDIAN SALE PRICE

+8.8%

1-YR CHANGE

600

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



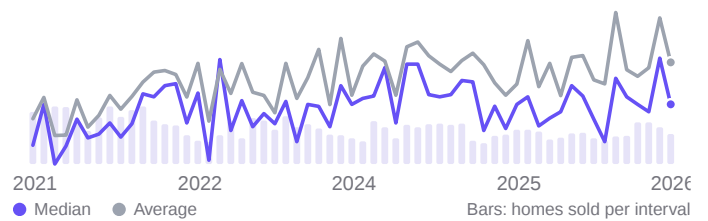
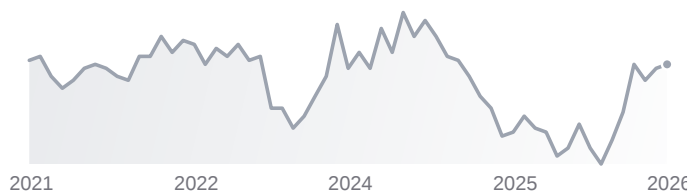
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$275K · Average \$331K

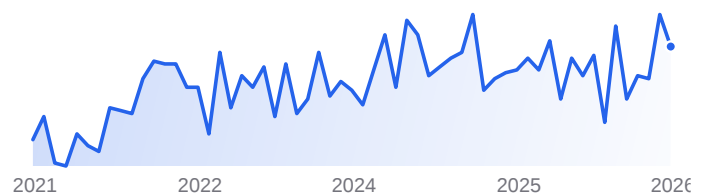
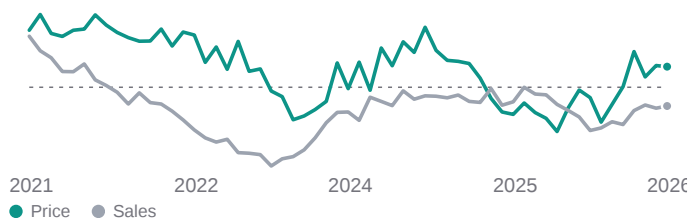


Growth (year over year)

Price +8.8% · Sales -8.0%

Price per square foot

\$161/ft²

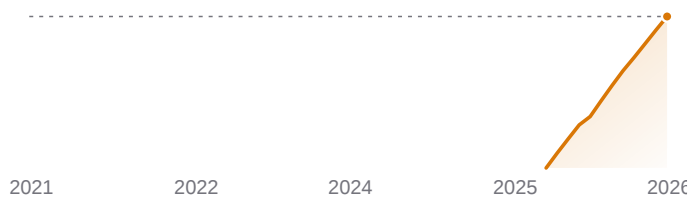


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

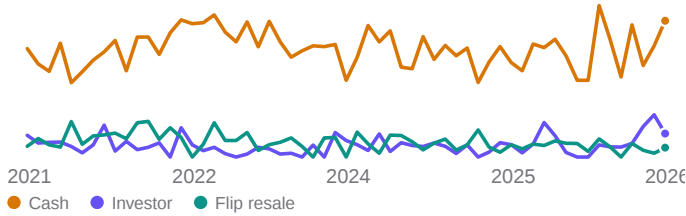
5.6%



BUYERS & OUTCOMES

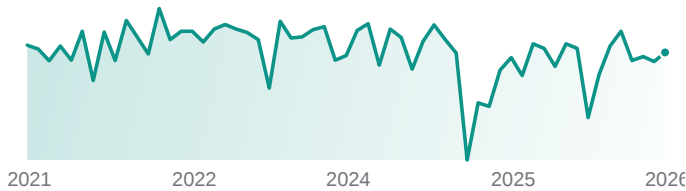
Buyer mix

Cash 59% · Investor 10% · Flip resale 4.1%



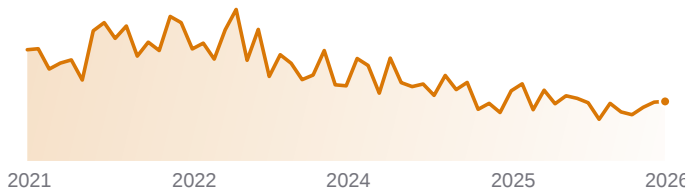
Sellers who sold at a gain

93%

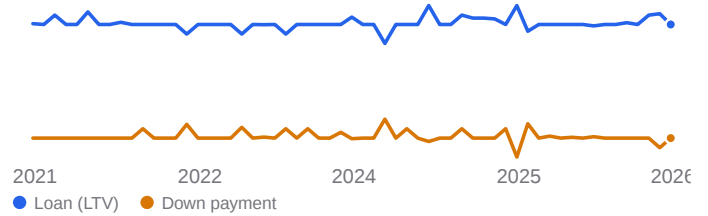


Median annualized return at resale

+6.0%

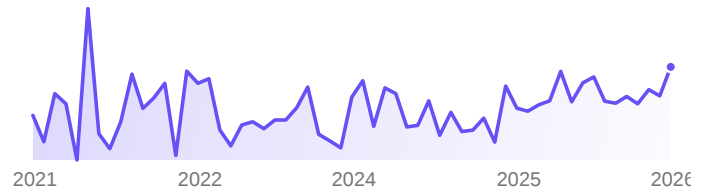


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,718
Median value (AVM)	\$326K
Median size	1,886 ft²
Median bedrooms	3
Median year built	1994
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.3%
Owner occupied	81%
Company owned	23%
Median loan-to-value	30%
Typical ownership tenure	6.2 yrs

COMMUNITY

Population	16,813
Density	186 / mi²
Median household income	\$63K
Average household income	\$83K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	148
Earthquake index (US avg 100)	71
Homes occupied	89%
Bachelor's or higher	22%
Poverty rate	12.6%
Unemployment	0.6%
Average temp	62°F
Annual precip	57 in
Sunshine	62%

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.