

Beebe 72012

ZIP code · AR · Arkansas > White County > Beebe

BALANCED MARKET

\$201K

MEDIAN SALE PRICE

+6.4%

1-YR CHANGE

220

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

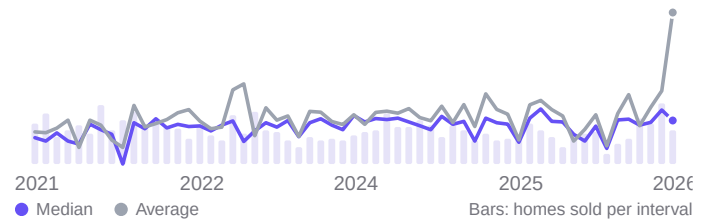
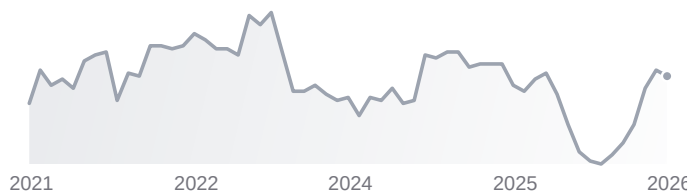
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$195K · Average \$431K

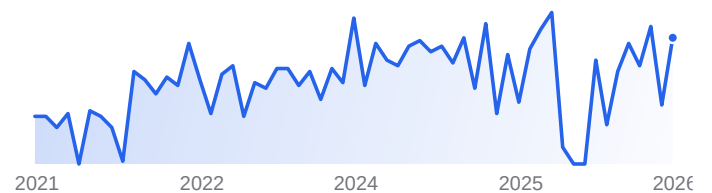
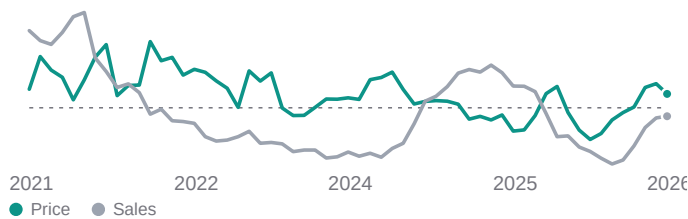


Growth (year over year)

Price +6.4% · Sales -3.9%

Price per square foot

\$139/ft²

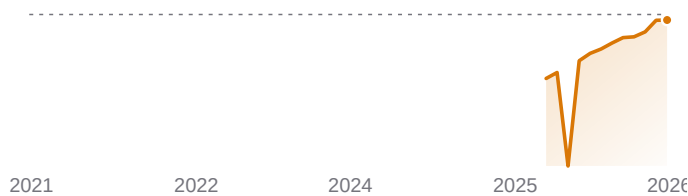


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

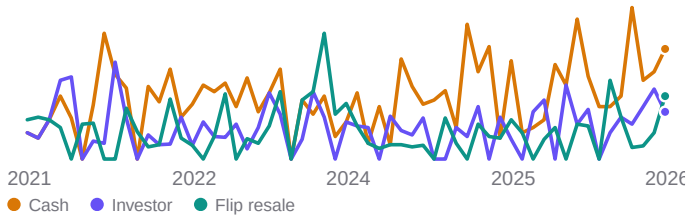
4.0%



BUYERS & OUTCOMES

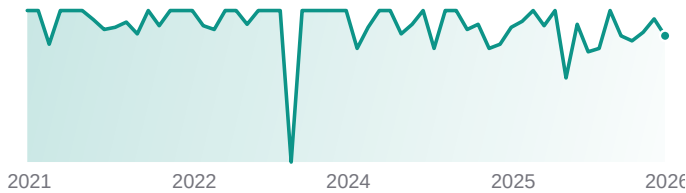
Buyer mix

Cash 35% · Investor 15% · Flip resale 20%



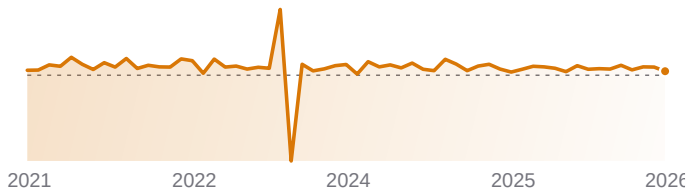
Sellers who sold at a gain

83%

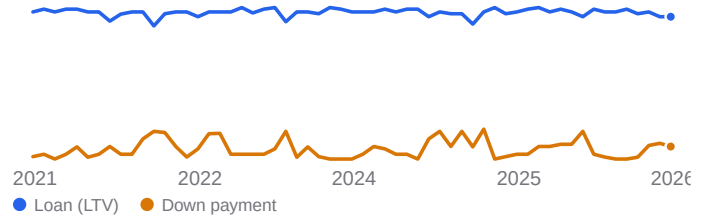


Median annualized return at resale

+2.9%

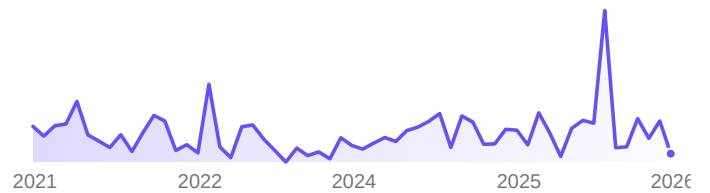


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



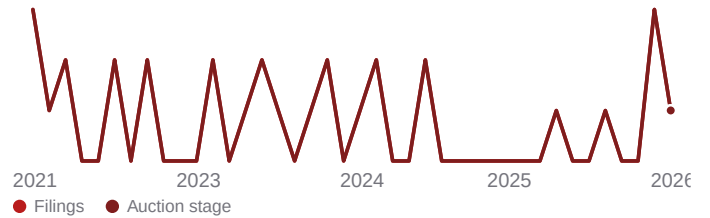
Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,452
Median value (AVM)	\$206K
Median size	1,592 ft²
Median year built	1996
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.7%
Owner occupied	75%
Company owned	20%
Median loan-to-value	50%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	12,700
Density	140 / mi²
Median household income	\$63K
Average household income	\$78K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	165
Earthquake index (US avg 100)	134
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	10.2%
Unemployment	1.2%
Average temp	61°F
Annual precip	50 in
Sunshine	73%

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.