

# Bee Branch 72013

ZIP code · AR · Arkansas > Van Buren County > Bee Branch

BUYER'S MARKET

**\$270K**

MEDIAN SALE PRICE

**+51.4%**

1-YR CHANGE

**9**

SALES (12 MO)

**\$226K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



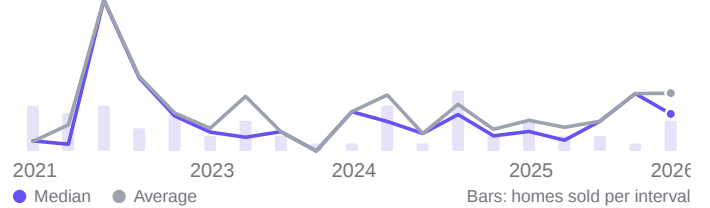
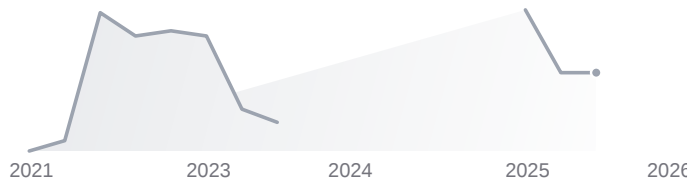
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$238K · Average \$353K

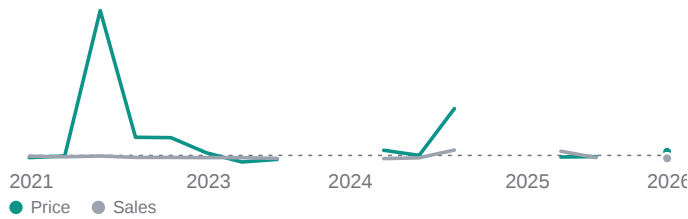


Growth (year over year)

Price +51.4% · Sales -40.0%

Price per square foot

\$237/ft²



Sale premium vs estimated value

+13.3%

Annual turnover (share of homes sold)

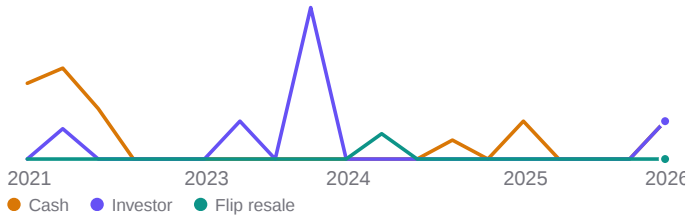
0.8%



## BUYERS & OUTCOMES

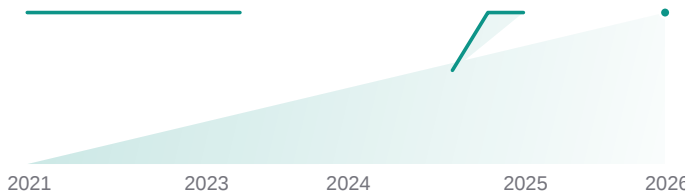
### Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



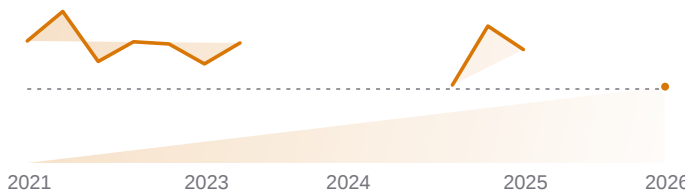
### Sellers who sold at a gain

100%

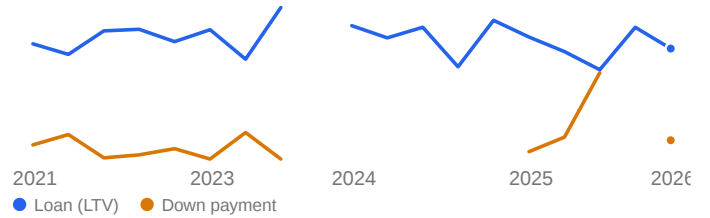


### Median annualized return at resale

+0.7%



### Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



### Typical hold before selling

3.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,082     |
| Median value (AVM) | \$226K    |
| Median size        | 1,400 ft² |
| Median year built  | 1990      |
| Single family      | 76%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 73%      |
| Underwater (LTV 125% or more) | 3.6%     |
| Owner occupied                | 63%      |
| Company owned                 | 24%      |
| Median loan-to-value          | 19%      |
| Typical ownership tenure      | 10.3 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,459    |
| Density                          | 25 / mi² |
| Median household income          | \$53K    |
| Average household income         | \$70K    |
| Crime index (US avg 100)         | 109      |
| Air pollution index (US avg 100) | 146      |
| Earthquake index (US avg 100)    | 116      |
| Homes occupied                   | 74%      |
| Bachelor's or higher             | 9%       |
| Poverty rate                     | 22.9%    |
| Unemployment                     | 0.9%     |
| Average temp                     | 60°F     |
| Annual precip                    | 51 in    |
| Sunshine                         | 73%      |

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