

Benton 72019

ZIP code · AR · Arkansas > Saline County > Benton

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

469

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



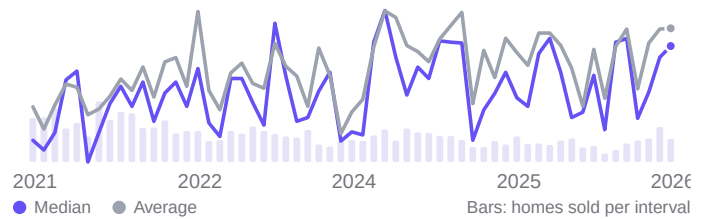
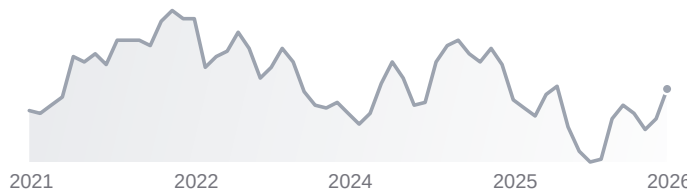
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$330K · Average \$353K

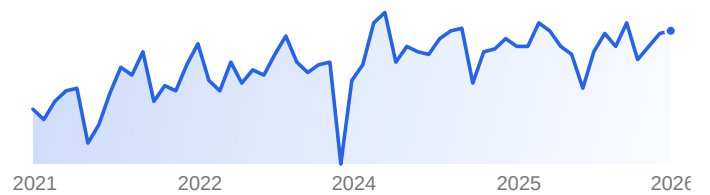
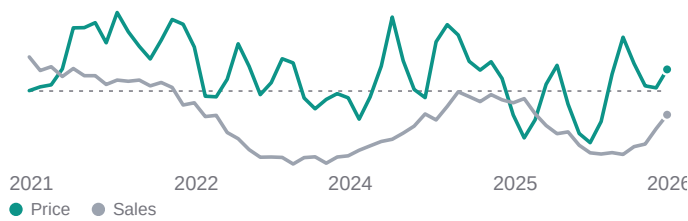


Growth (year over year)

Price +9.9% · Sales -10.8%

Price per square foot

\$157/ft²

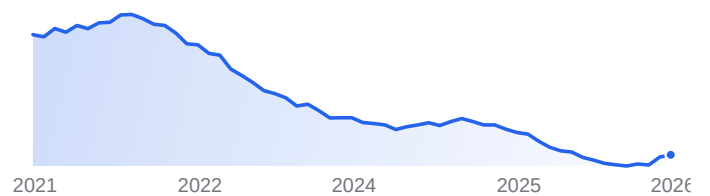
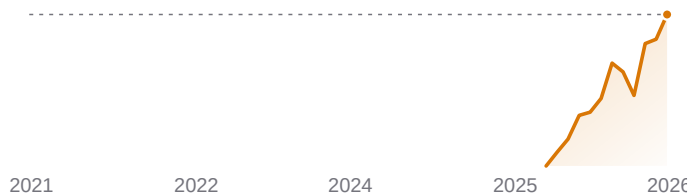


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

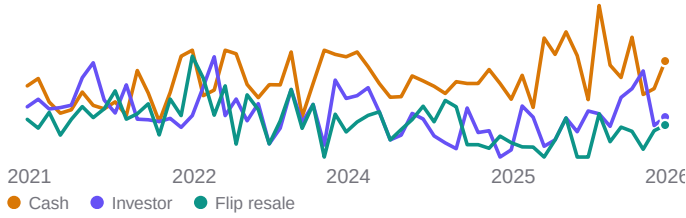
4.0%



BUYERS & OUTCOMES

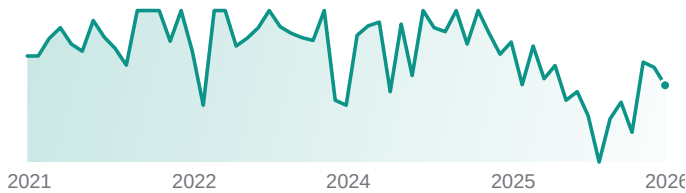
Buyer mix

Cash 26% · Investor 11% · Flip resale 8.7%



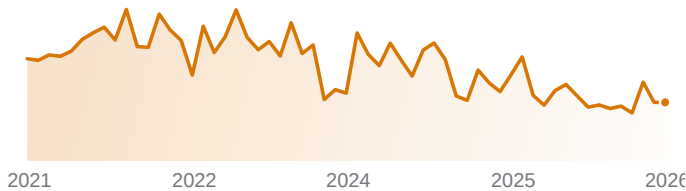
Sellers who sold at a gain

87%

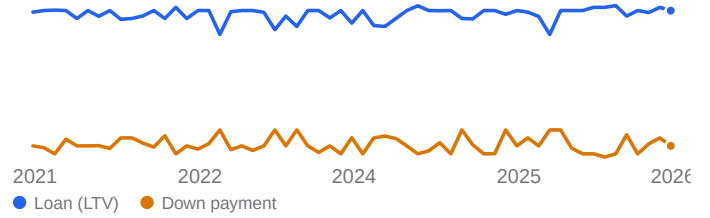


Median annualized return at resale

+4.0%

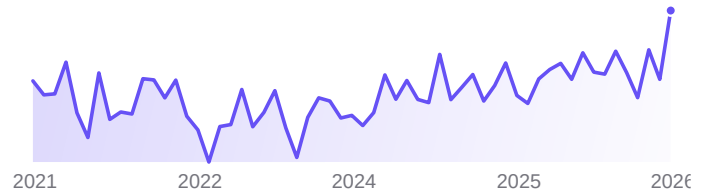


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



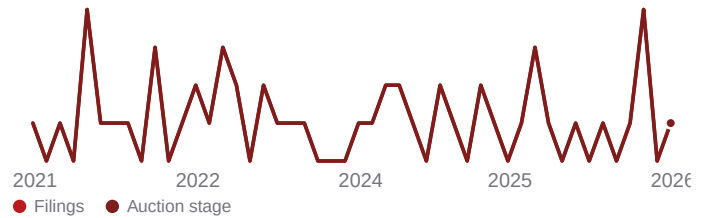
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,792
Median value (AVM)	\$318K
Median size	1,910 ft²
Median year built	1999
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.4%
Owner occupied	85%
Company owned	16%
Median loan-to-value	52%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	29,093
Density	176 / mi²
Median household income	\$86K
Average household income	\$108K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	155
Earthquake index (US avg 100)	85
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	9.6%
Unemployment	0.9%
Average temp	62°F
Annual precip	55 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.