

Damascus 72039

ZIP code · AR · Arkansas > Faulkner County > Damascus

BUYER'S MARKET

\$106K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

12

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



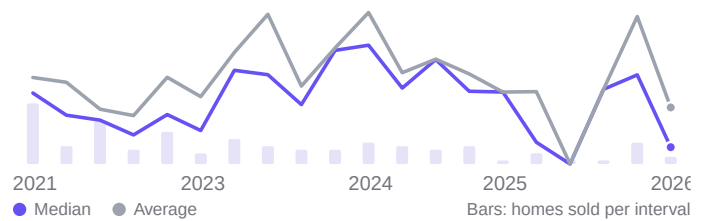
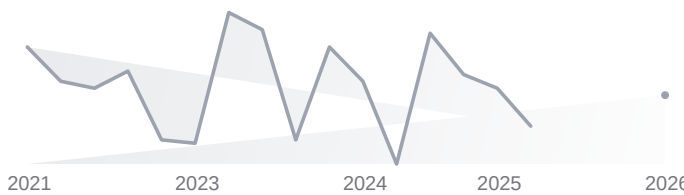
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$40K · Average \$109K

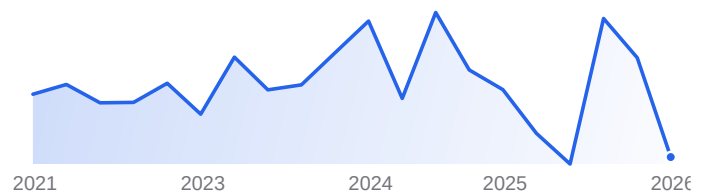
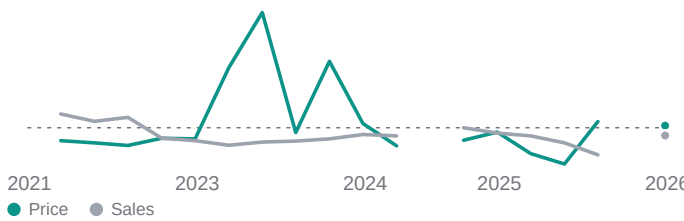


Growth (year over year)

Price +5.5% · Sales -20.0%

Price per square foot

\$16/ft²

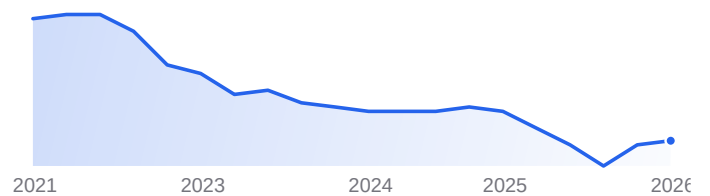
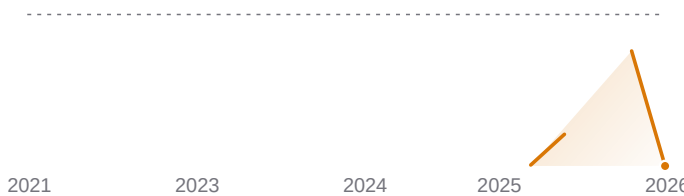


Sale premium vs estimated value

-92.0%

Annual turnover (share of homes sold)

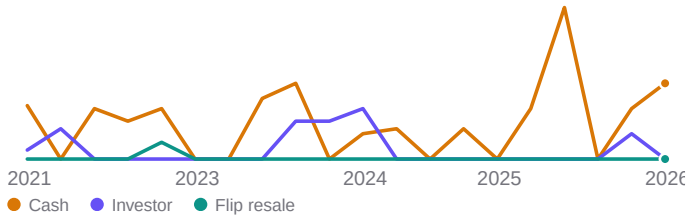
1.1%



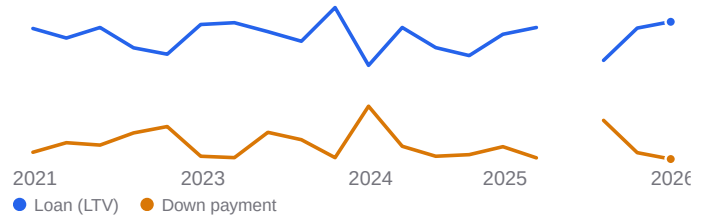
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

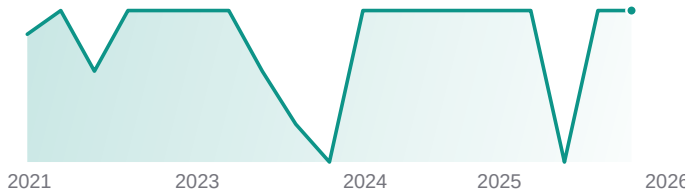


Financing (share of purchase price) Loan (LTV) 99% · Down payment 0.9%



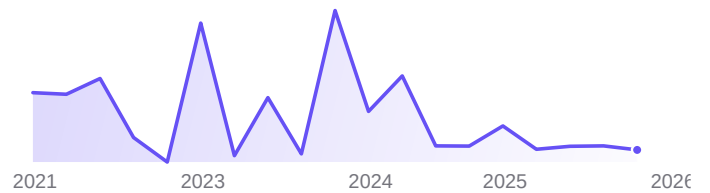
Sellers who sold at a gain

100%



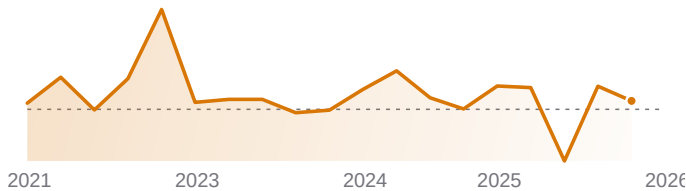
Typical hold before selling

3.0 yrs



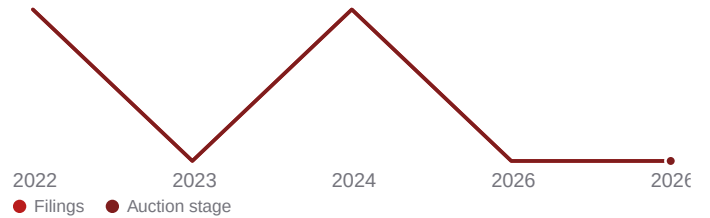
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,057
Median value (AVM)	\$180K
Median size	1,408 ft²
Median year built	1995
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.5%
Owner occupied	73%
Company owned	16%
Median loan-to-value	27%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	2,732
Density	46 / mi²
Median household income	\$63K
Average household income	\$74K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	154
Earthquake index (US avg 100)	122
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	16.2%
Unemployment	0.8%
Average temp	60°F
Annual precip	51 in
Sunshine	73%

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