

# Greenbrier 72058

ZIP code · AR · Arkansas > Faulkner County > Greenbrier

BALANCED MARKET

**\$267K**

MEDIAN SALE PRICE

**+0.9%**

1-YR CHANGE

**347**

SALES (12 MO)

**\$258K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



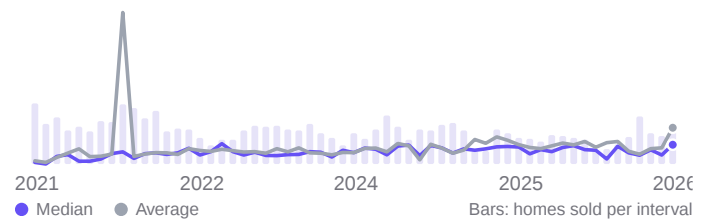
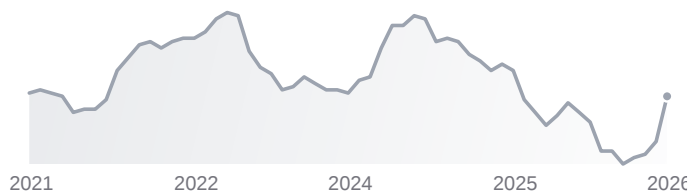
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$305K · Average \$429K

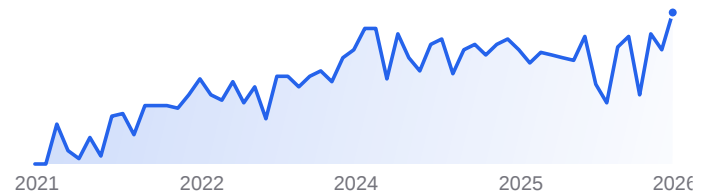
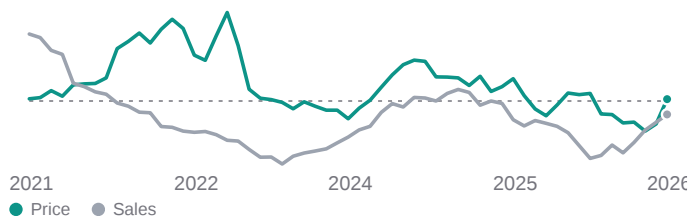


Growth (year over year)

Price +0.9% · Sales -6.7%

Price per square foot

\$175/ft²

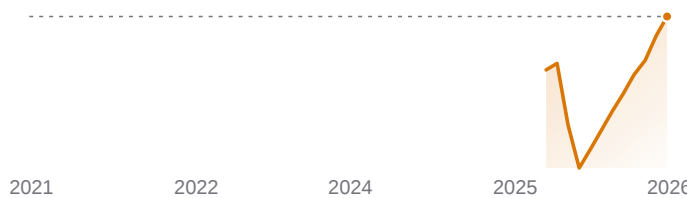


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

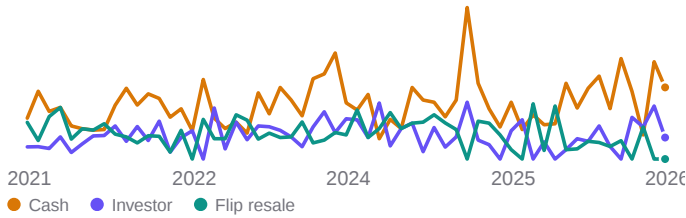
4.3%



## BUYERS & OUTCOMES

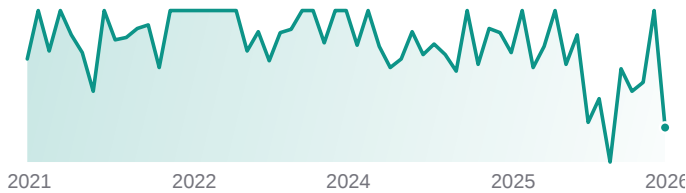
### Buyer mix

Cash 27% · Investor 8.1% · Flip resale 0%



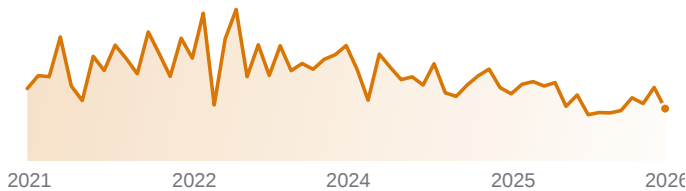
### Sellers who sold at a gain

76%

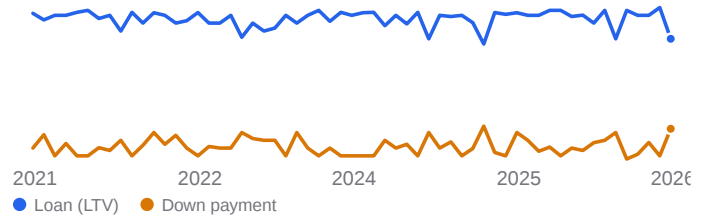


### Median annualized return at resale

+4.3%

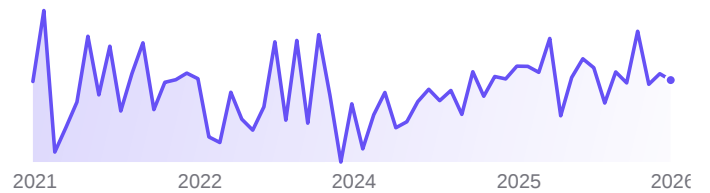


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 22%



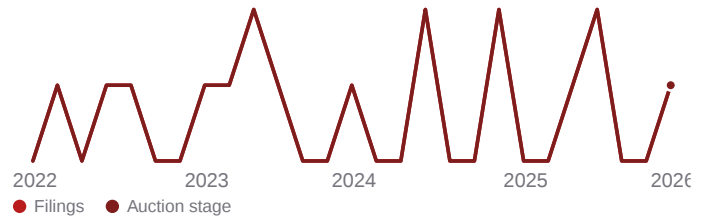
### Typical hold before selling

4.0 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,072     |
| Median value (AVM) | \$258K    |
| Median size        | 1,704 ft² |
| Median year built  | 2002      |
| Single family      | 73%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 47%     |
| Underwater (LTV 125% or more) | 3.8%    |
| Owner occupied                | 83%     |
| Company owned                 | 19%     |
| Median loan-to-value          | 53%     |
| Typical ownership tenure      | 7.0 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>19,435</b>    |
| Density                          | <b>124 / mi²</b> |
| Median household income          | <b>\$87K</b>     |
| Average household income         | <b>\$96K</b>     |
| Crime index (US avg 100)         | <b>102</b>       |
| Air pollution index (US avg 100) | <b>155</b>       |
| Earthquake index (US avg 100)    | <b>119</b>       |
| Homes occupied                   | <b>94%</b>       |
| Bachelor's or higher             | <b>16%</b>       |
| Poverty rate                     | <b>10.2%</b>     |
| Unemployment                     | <b>0.9%</b>      |
| Average temp                     | <b>61°F</b>      |
| Annual precip                    | <b>50 in</b>     |
| Sunshine                         | <b>73%</b>       |

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.