

Fairfield Bay 72088

ZIP code · AR · Arkansas > Van Buren County > Fairfield Bay

BALANCED MARKET

\$78K

MEDIAN SALE PRICE

-48.3%

1-YR CHANGE

74

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



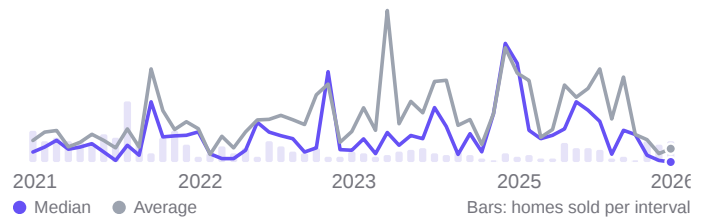
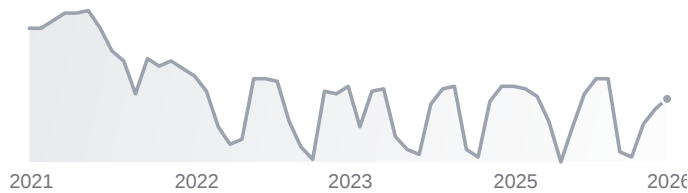
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$70K · Average \$110K

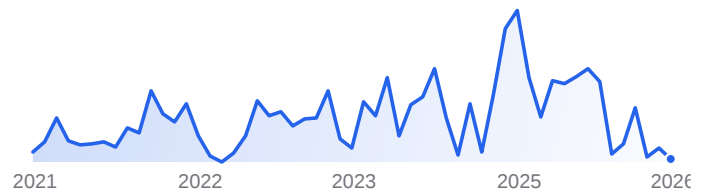
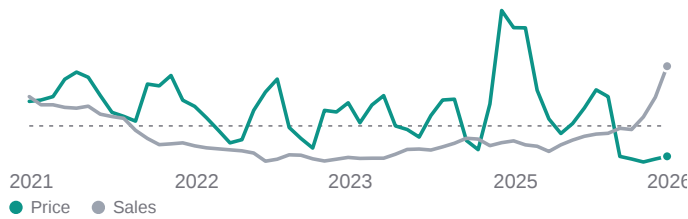


Growth (year over year)

Price -48.3% · Sales +94.7%

Price per square foot

\$67/ft²

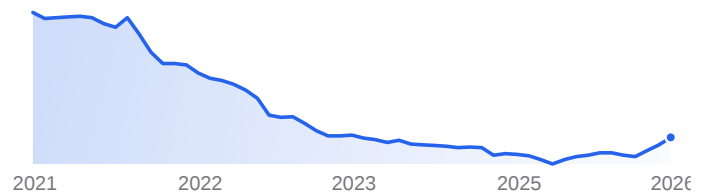
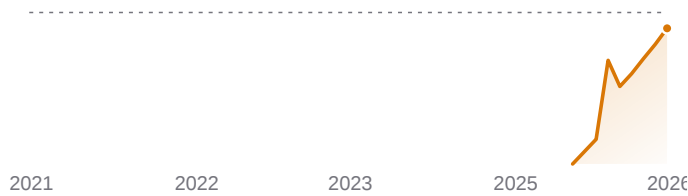


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

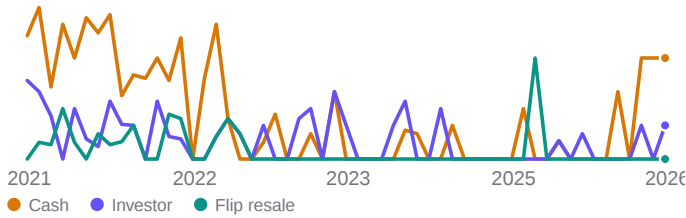
3.7%



BUYERS & OUTCOMES

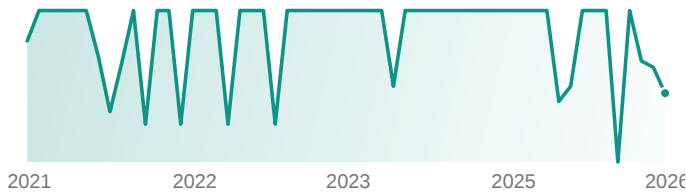
Buyer mix

Cash 50% · Investor 17% · Flip resale 0%



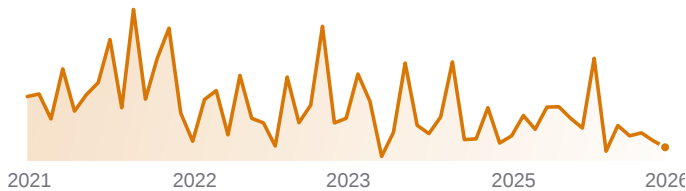
Sellers who sold at a gain

82%

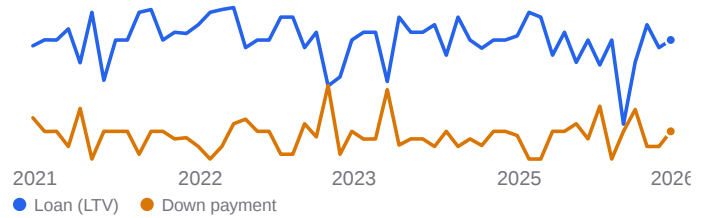


Median annualized return at resale

+2.5%

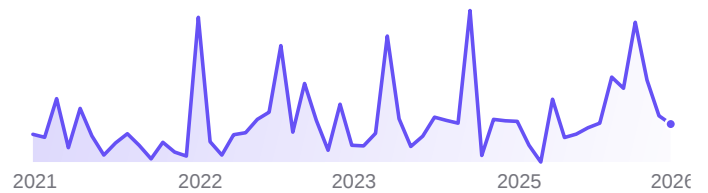


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,009
Median value (AVM)	\$176K
Median size	1,302 ft²
Median year built	1980
Single family	78%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.0%
Owner occupied	58%
Company owned	22%
Median loan-to-value	9%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	1,773
Density	103 / mi²
Median household income	\$55K
Average household income	\$87K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	150
Earthquake index (US avg 100)	120
Homes occupied	59%
Bachelor's or higher	23%
Poverty rate	12.2%
Unemployment	0.7%
Average temp	59°F
Annual precip	51 in
Sunshine	73%

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