

Eureka Springs 72632

ZIP code · AR · Arkansas > Carroll County > Eureka Springs

BALANCED MARKET

\$227K

MEDIAN SALE PRICE

+6.6%

1-YR CHANGE

76

SALES (12 MO)

\$311K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



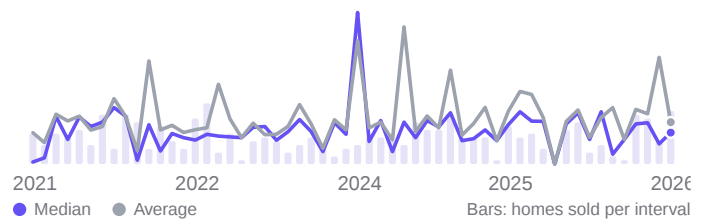
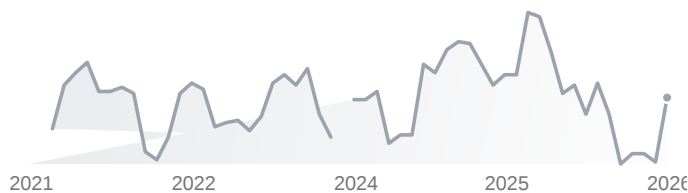
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$230K · Average \$290K

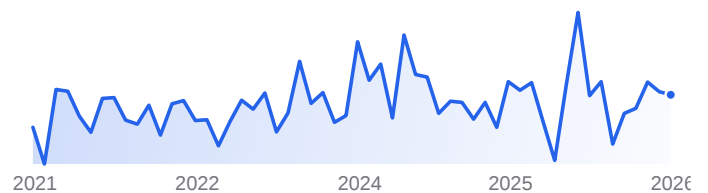
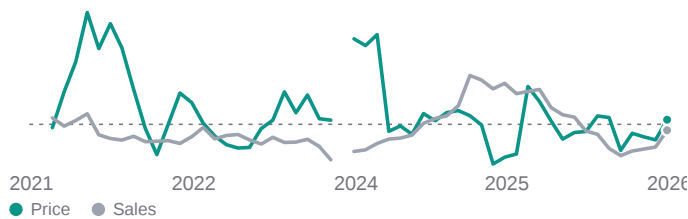


Growth (year over year)

Price +6.6% · Sales -8.4%

Price per square foot

\$192/ft²

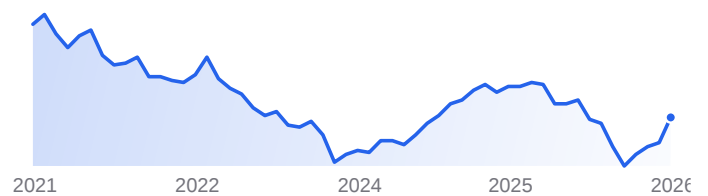
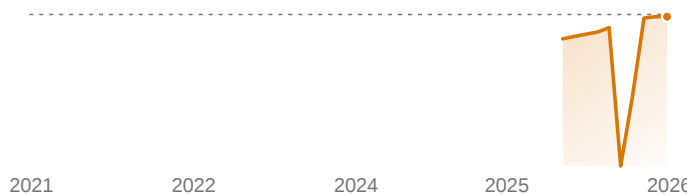


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

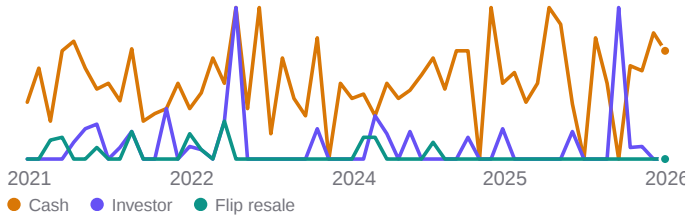
2.9%



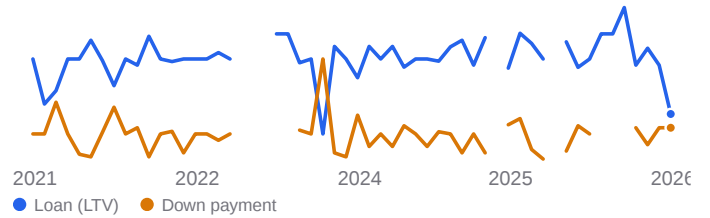
BUYERS & OUTCOMES

Buyer mix

Cash 71% · Investor 0% · Flip resale 0%

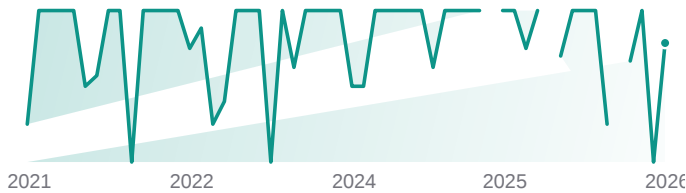


Financing (share of purchase price) Loan (LTV) 36% · Down payment 25%



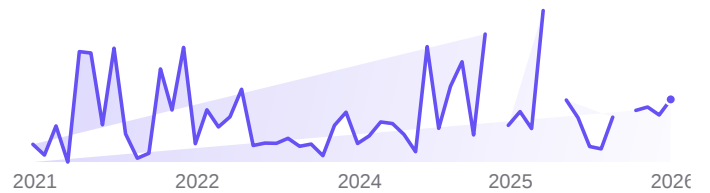
Sellers who sold at a gain

86%



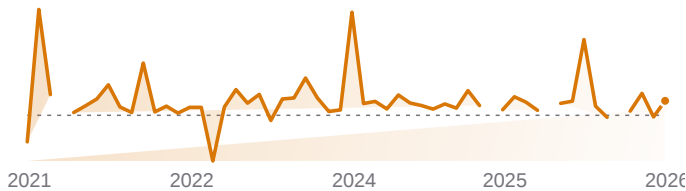
Typical hold before selling

8.3 yrs



Median annualized return at resale

+10.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,593
Median value (AVM)	\$311K
Median size	1,500 ft²
Median bedrooms	4
Median year built	1985
Single family	67%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.6%
Owner occupied	61%
Company owned	30%
Median loan-to-value	8%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	4,815
Density	49 / mi²
Median household income	\$57K
Average household income	\$70K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	140
Earthquake index (US avg 100)	38
Homes occupied	81%
Bachelor's or higher	24%
Poverty rate	13.5%
Unemployment	0.9%
Average temp	57°F
Annual precip	47 in
Sunshine	61%

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.