

Lakeview 72642

ZIP code · AR · Arkansas > Baxter County > Lakeview

STRONG SELLER'S MARKET

\$216K

MEDIAN SALE PRICE

+43.9%

1-YR CHANGE

48

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 85 / 100

Buyer's market

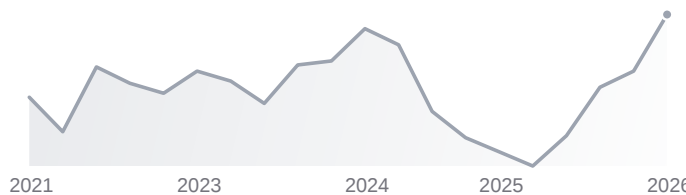
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

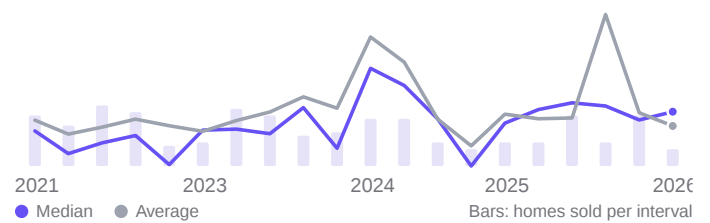
Market temperature (0–100)

85 / 100



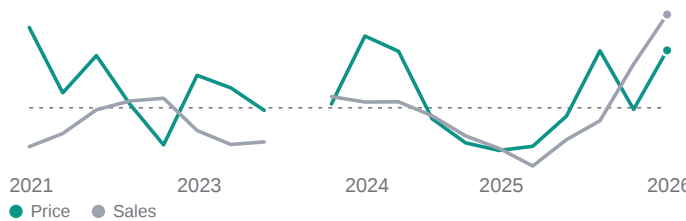
Sale prices

Median \$235K · Average \$207K



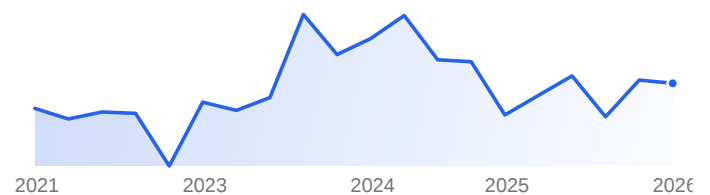
Growth (year over year)

Price +43.9% · Sales +71.4%



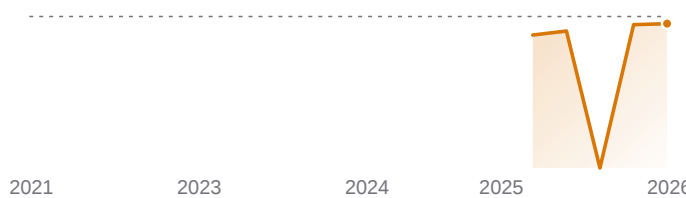
Price per square foot

\$144/ft²



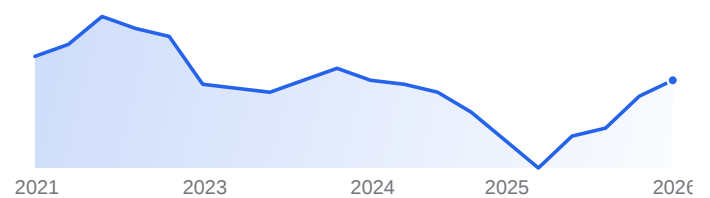
Sale premium vs estimated value

-1.8%



Annual turnover (share of homes sold)

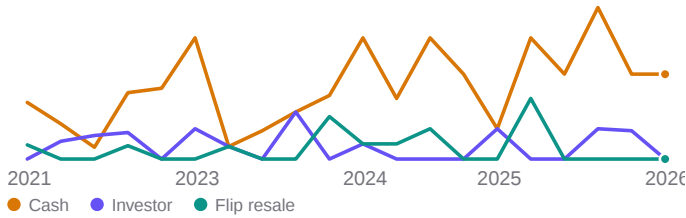
4.0%



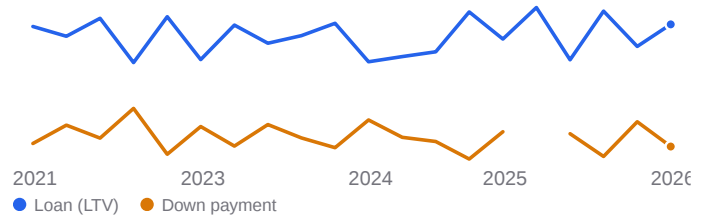
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

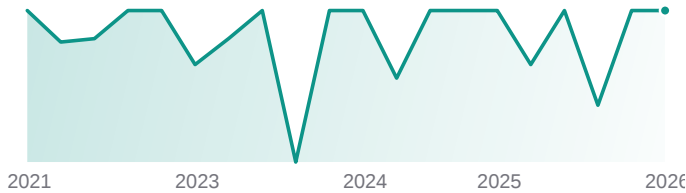


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



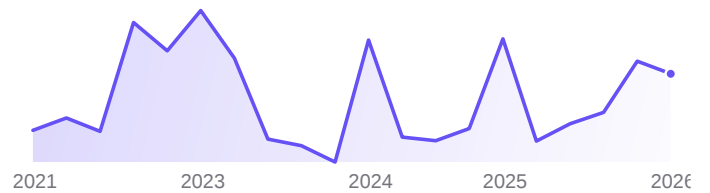
Sellers who sold at a gain

100%



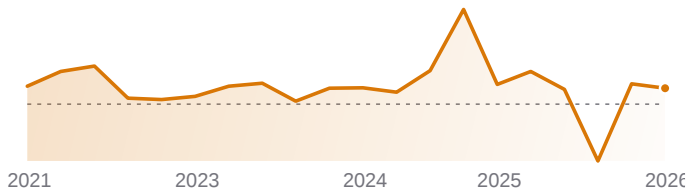
Typical hold before selling

8.9 yrs



Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,199
Median value (AVM)	\$234K
Median size	1,560 ft²
Median year built	1998
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.5%
Owner occupied	75%
Company owned	24%
Median loan-to-value	30%
Typical ownership tenure	6.3 yrs

COMMUNITY

Population	2,053
Density	190 / mi²
Median household income	\$58K
Average household income	\$80K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	131
Earthquake index (US avg 100)	69
Homes occupied	86%
Bachelor's or higher	6%
Poverty rate	19.8%
Unemployment	0.8%
Average temp	58°F
Annual precip	45 in
Sunshine	61%

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.