

Fayetteville 72701

ZIP code · AR · Arkansas > Washington County > Fayetteville

BUYER'S MARKET

\$385K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

425

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



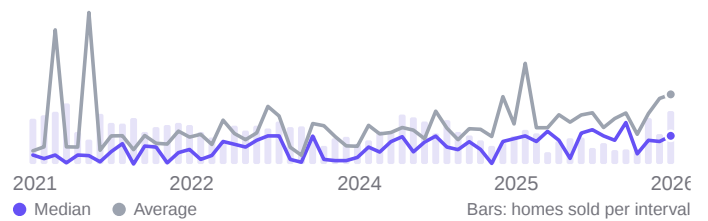
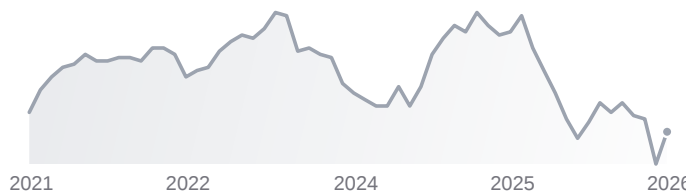
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$400K · Average \$584K

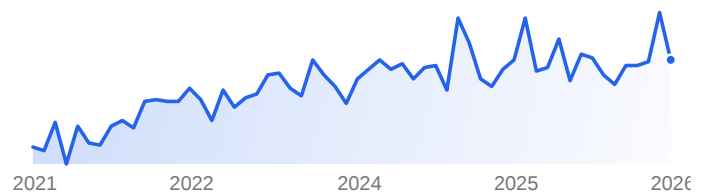
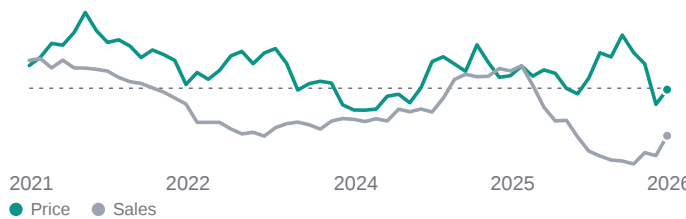


Growth (year over year)

Price -0.6% · Sales -22.2%

Price per square foot

\$212/ft²

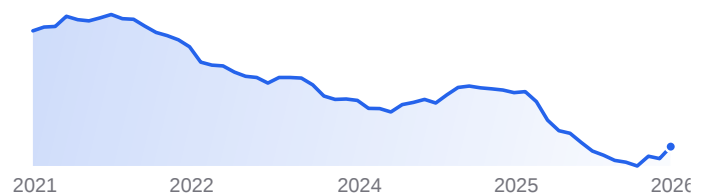
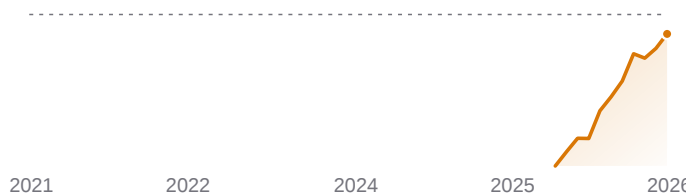


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

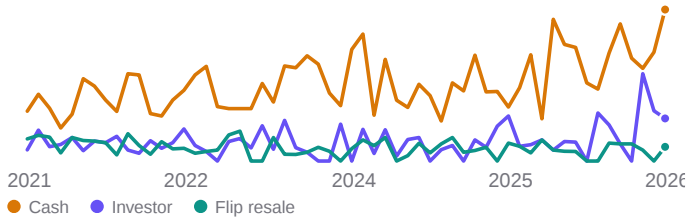
3.3%



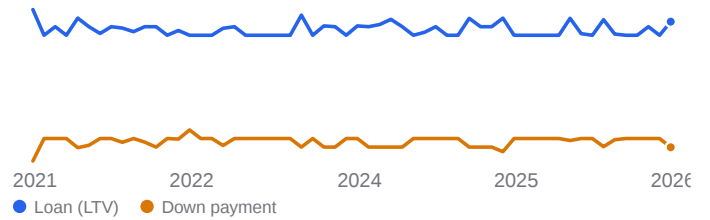
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 12% · Flip resale 3.9%

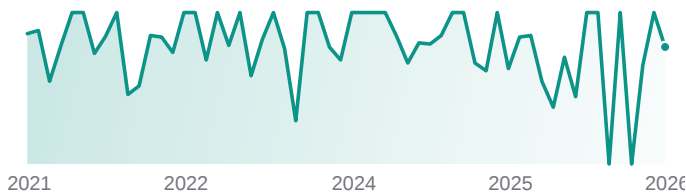


Financing (share of purchase price) Loan (LTV) 88% · Down payment 15%



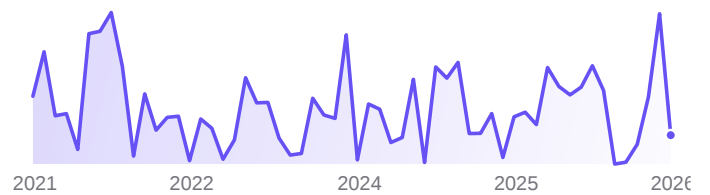
Sellers who sold at a gain

95%



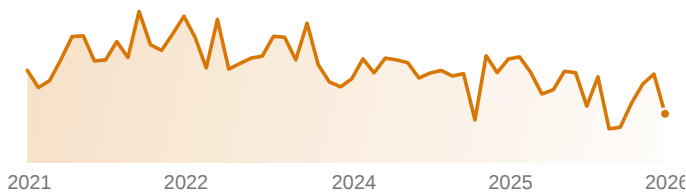
Typical hold before selling

4.0 yrs



Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,840
Median value (AVM)	\$421K
Median size	1,746 ft²
Median bedrooms	3
Median year built	1990
Single family	77%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.9%
Owner occupied	67%
Company owned	35%
Median loan-to-value	41%

Typical ownership tenure

6.9 yrs

COMMUNITY

Population	53,963
Density	415 / mi ²
Median household income	\$58K
Average household income	\$76K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	37
Homes occupied	90%
Bachelor's or higher	25%
Poverty rate	20.1%
Unemployment	0.8%
Average temp	58°F
Annual precip	49 in
Sunshine	61%

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.