

Fayetteville 72703

ZIP code · AR · Arkansas > Washington County > Fayetteville

BALANCED MARKET

\$475K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

358

SALES (12 MO)

\$414K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



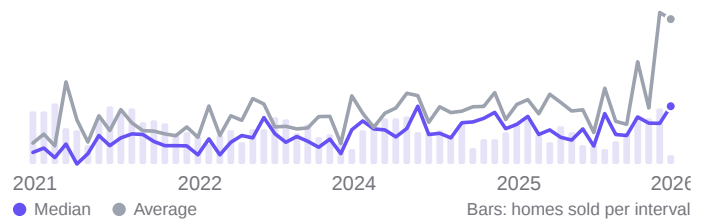
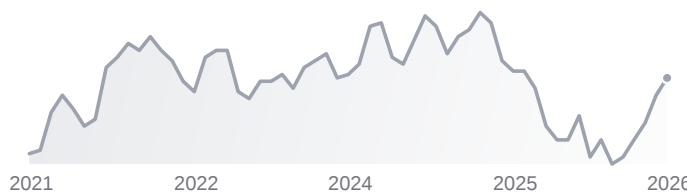
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$525K · Average \$911K

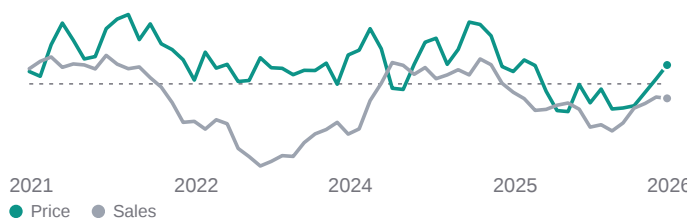


Growth (year over year)

Price +7.5% · Sales -5.8%

Price per square foot

\$254/ft²

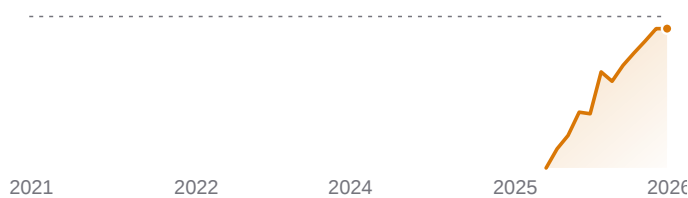


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

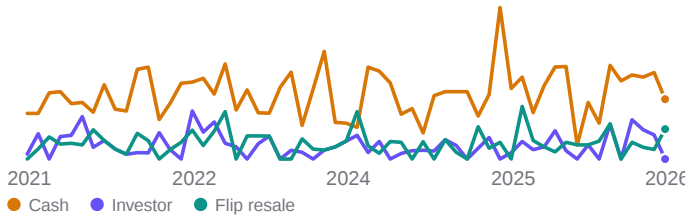
3.8%



BUYERS & OUTCOMES

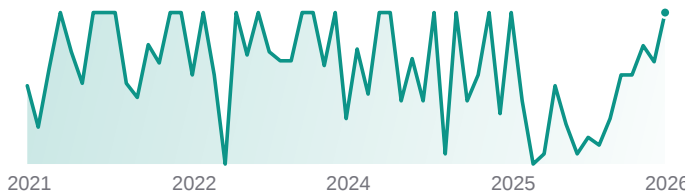
Buyer mix

Cash 22% · Investor 0% · Flip resale 11%



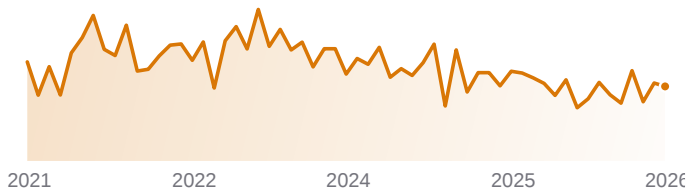
Sellers who sold at a gain

100%

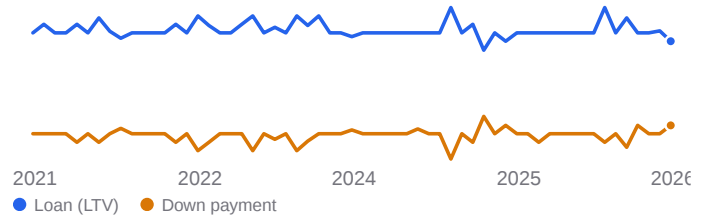


Median annualized return at resale

+6.6%

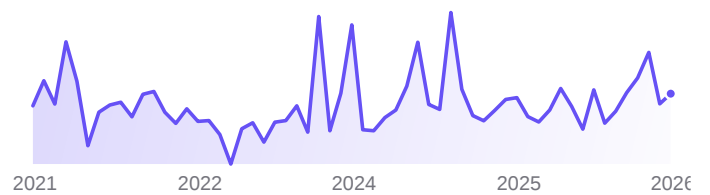


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



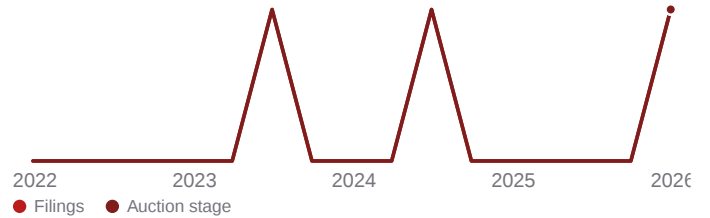
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,449
Median value (AVM)	\$414K
Median size	1,852 ft²
Median bedrooms	3
Median year built	1991
Single family	76%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	71%
Company owned	38%
Median loan-to-value	41%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	35,978
Density	791 / mi²
Median household income	\$69K
Average household income	\$93K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	36
Homes occupied	93%
Bachelor's or higher	29%
Poverty rate	15.0%
Unemployment	0.9%
Average temp	58°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.