

Fayetteville 72704

ZIP code · AR · Arkansas > Washington County > Fayetteville

BALANCED MARKET

\$368K

MEDIAN SALE PRICE

+5.7%

1-YR CHANGE

506

SALES (12 MO)

\$372K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



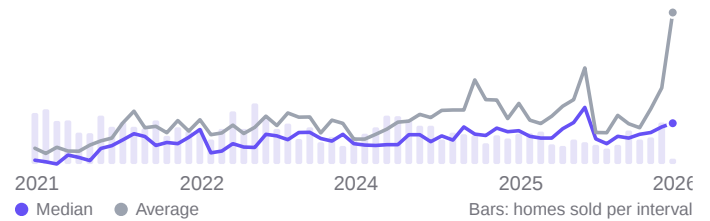
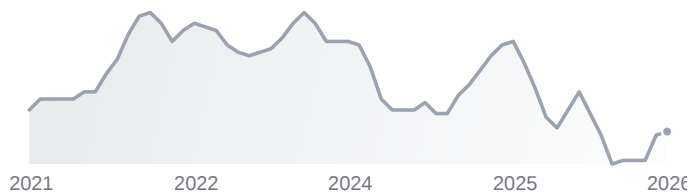
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$380K · Average \$679K

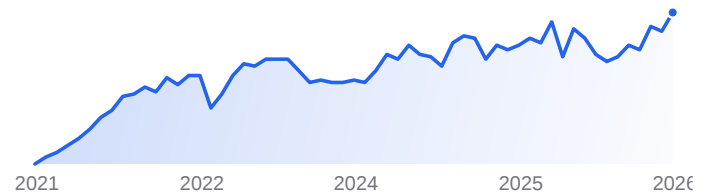
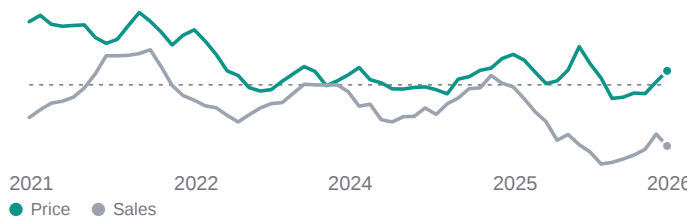


Growth (year over year)

Price +5.7% · Sales -25.1%

Price per square foot

\$220/ft²

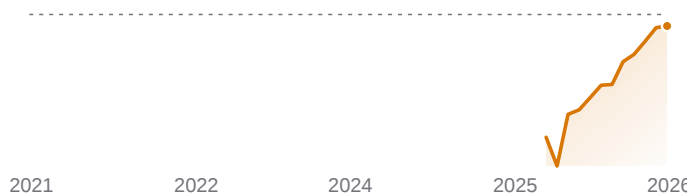


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

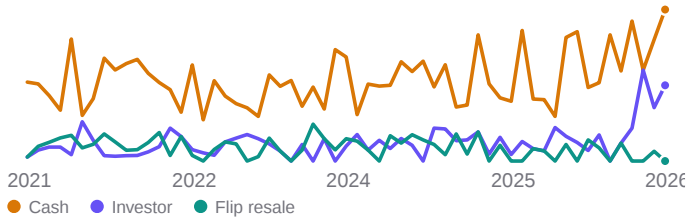
4.1%



BUYERS & OUTCOMES

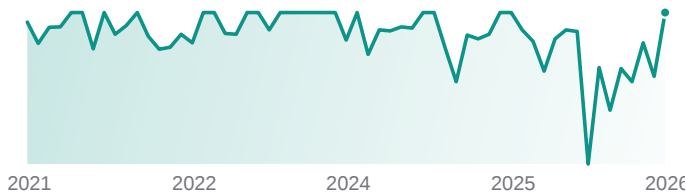
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



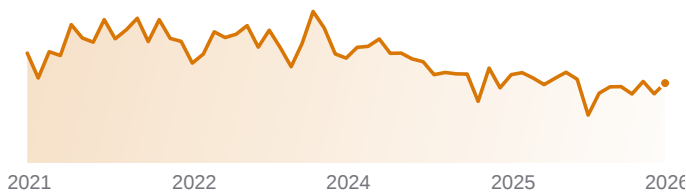
Sellers who sold at a gain

100%

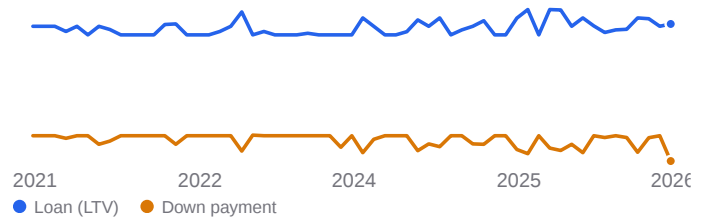


Median annualized return at resale

+6.4%

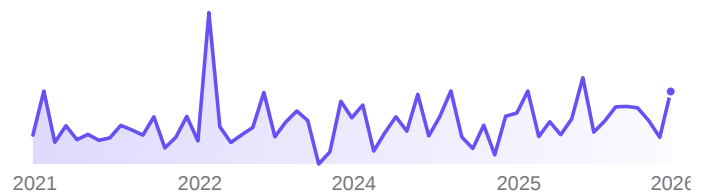


Financing (share of purchase price) Loan (LTV) 86% · Down payment 5.0%



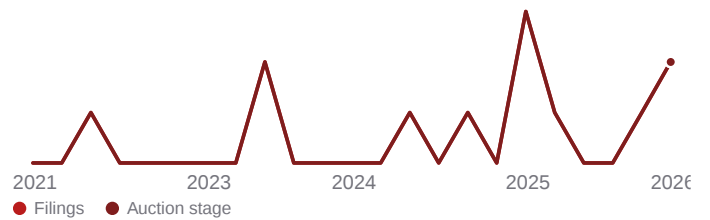
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	12,375
Median value (AVM)	\$372K
Median size	1,749 ft²
Median bedrooms	3
Median year built	2005
Single family	79%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	68%
Company owned	31%
Median loan-to-value	46%

Typical ownership tenure

6.1 yrs

COMMUNITY

Population	35,103
Density	502 / mi ²
Median household income	\$81K
Average household income	\$110K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	33
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	8.9%
Unemployment	1.0%
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.