

Bentonville 72712

ZIP code · AR · Arkansas > Benton County > Bentonville

BALANCED MARKET

\$529K

MEDIAN SALE PRICE

-15.0%

1-YR CHANGE

453

SALES (12 MO)

\$553K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



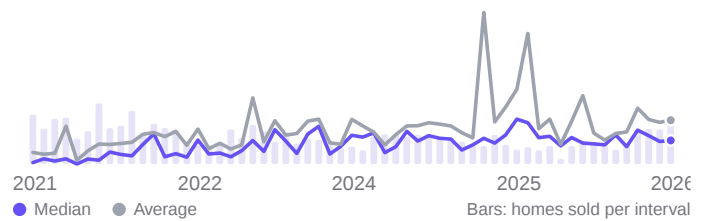
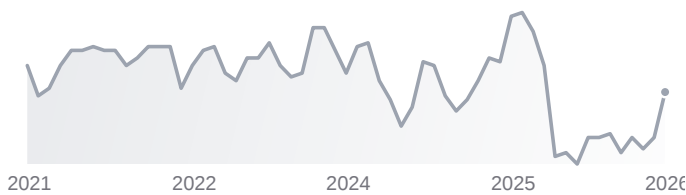
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$520K · Average \$668K

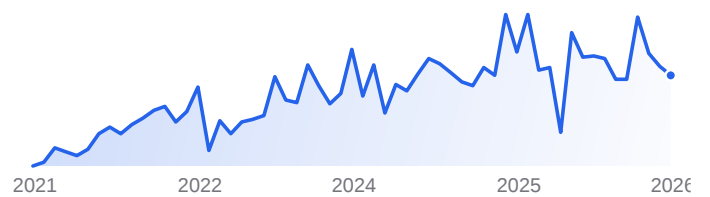
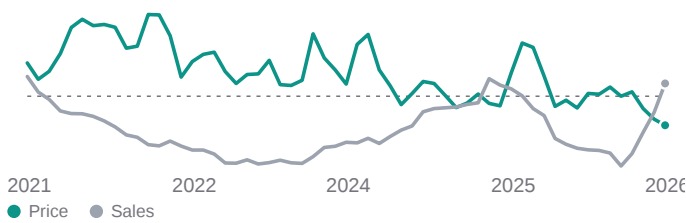


Growth (year over year)

Price -15.0% · Sales +6.6%

Price per square foot

\$239/ft²

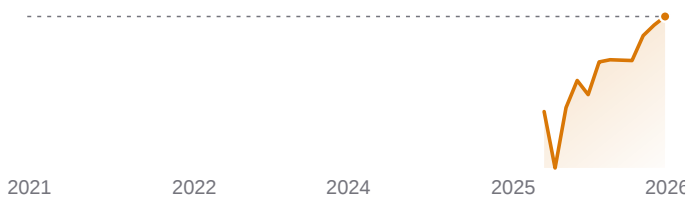


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

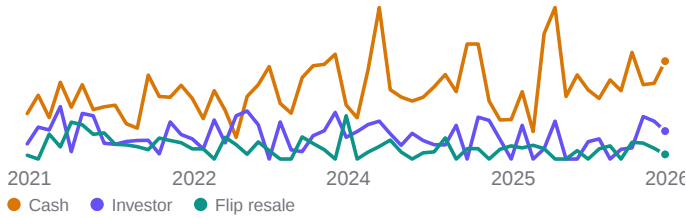
3.7%



BUYERS & OUTCOMES

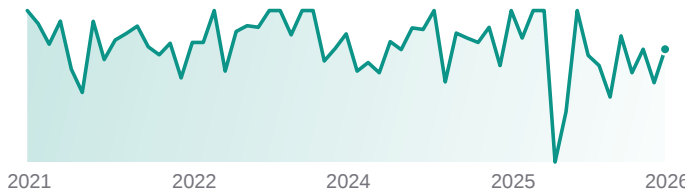
Buyer mix

Cash 32% · Investor 9.2% · Flip resale 1.5%



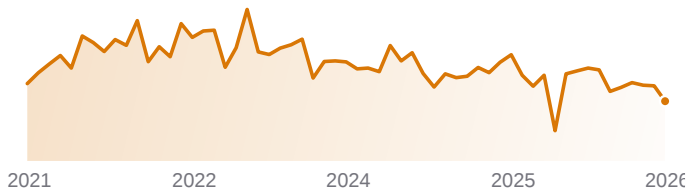
Sellers who sold at a gain

94%

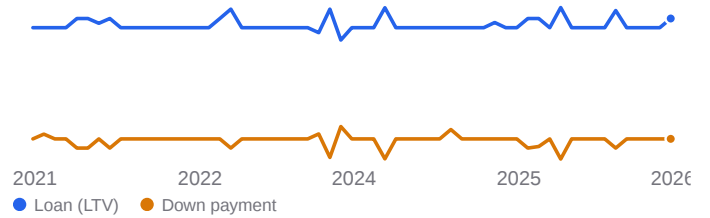


Median annualized return at resale

+6.9%

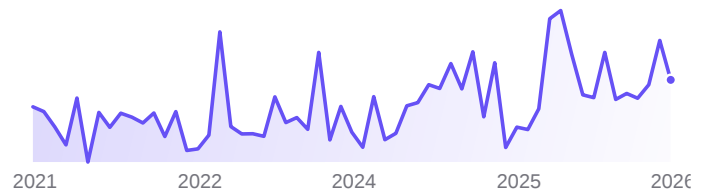


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



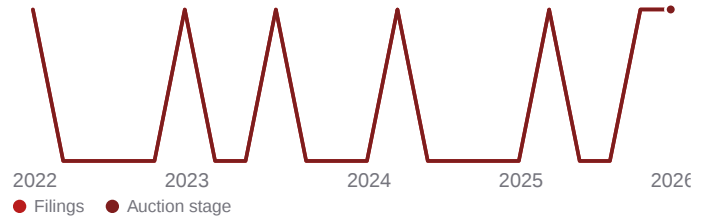
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,151
Median value (AVM)	\$553K
Median size	2,028 ft²
Median year built	2004
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.9%
Owner occupied	72%
Company owned	29%
Median loan-to-value	36%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	47,837
Density	953 / mi²
Median household income	\$103K
Average household income	\$133K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	38
Homes occupied	91%
Bachelor's or higher	28%
Poverty rate	6.1%
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.