

Bentonville 72713

ZIP code · AR · Arkansas > Benton County > Bentonville

BALANCED MARKET

\$563K

MEDIAN SALE PRICE

+24.3%

1-YR CHANGE

487

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

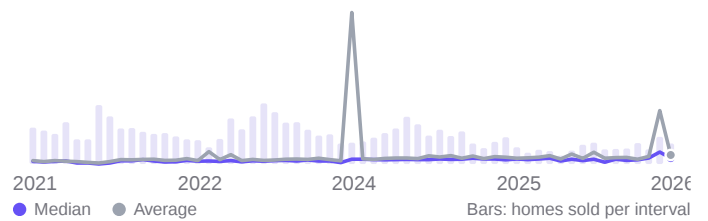
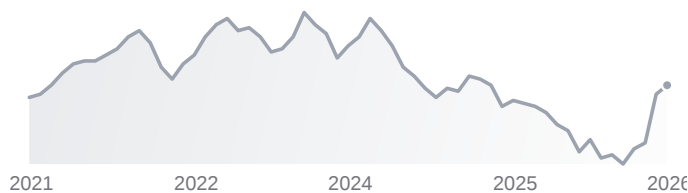
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

59 / 100

Sale prices

Median \$490K · Average \$601K

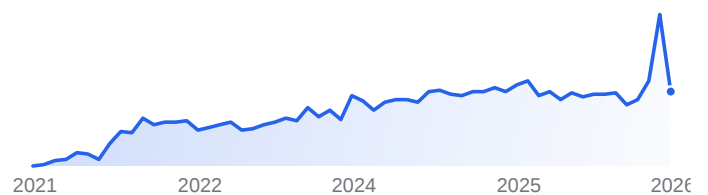
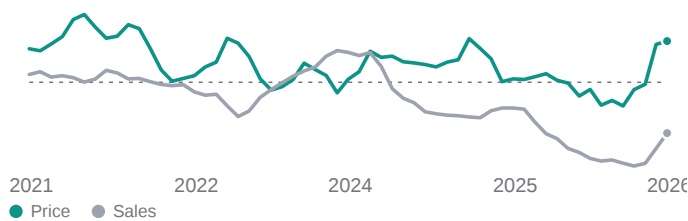


Growth (year over year)

Price +24.3% · Sales -29.9%

Price per square foot

\$215/ft²

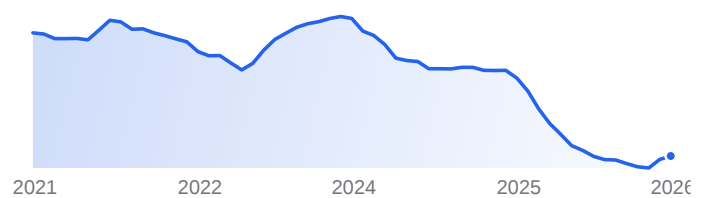
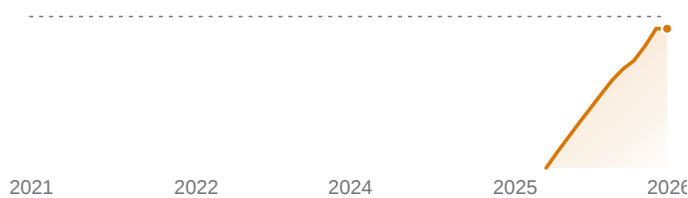


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

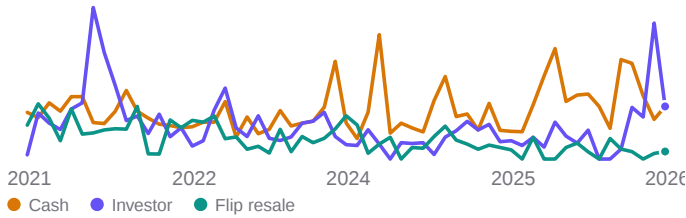
5.1%



BUYERS & OUTCOMES

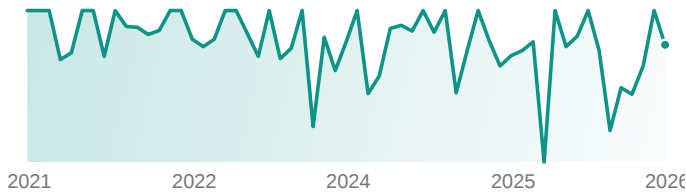
Buyer mix

Cash 14% · Investor 14% · Flip resale 2.0%



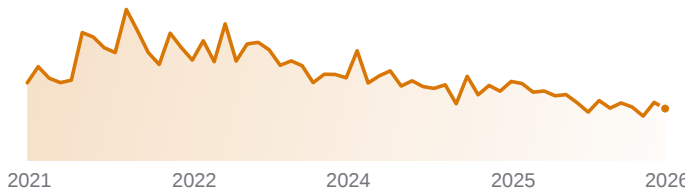
Sellers who sold at a gain

95%

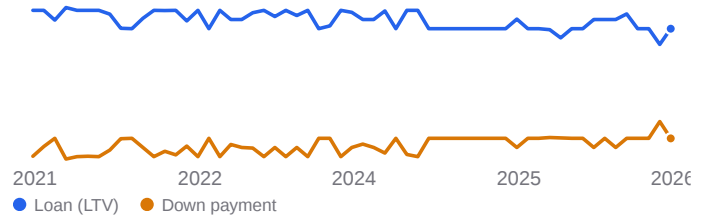


Median annualized return at resale

+6.3%

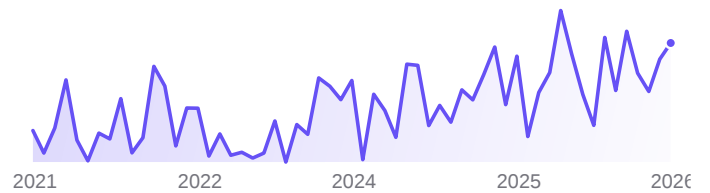


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,632
Median value (AVM)	\$486K
Median size	2,159 ft²
Median year built	2015
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	22%
Median loan-to-value	54%
Typical ownership tenure	5.1 yrs

COMMUNITY

Population	29,659
Density	597 / mi²
Median household income	\$109K
Average household income	\$133K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	33
Homes occupied	91%
Bachelor's or higher	30%
Poverty rate	5.1%
Unemployment	1.2%
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.