

Cave Springs 72718

ZIP code · AR · Arkansas > Benton County > Cave Springs

BALANCED MARKET

\$543K

MEDIAN SALE PRICE

-30.1%

1-YR CHANGE

106

SALES (12 MO)

\$575K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



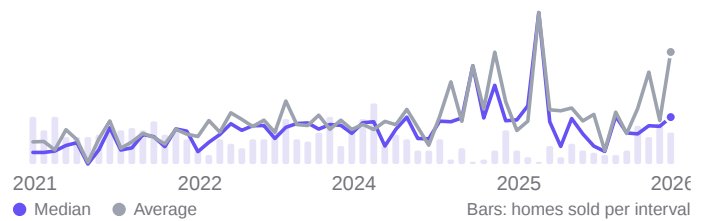
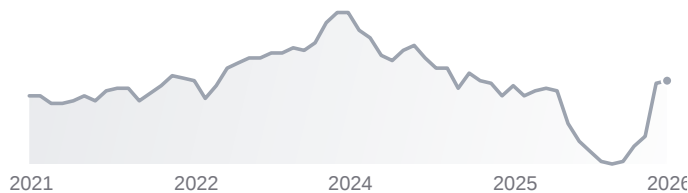
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$575K · Average \$924K

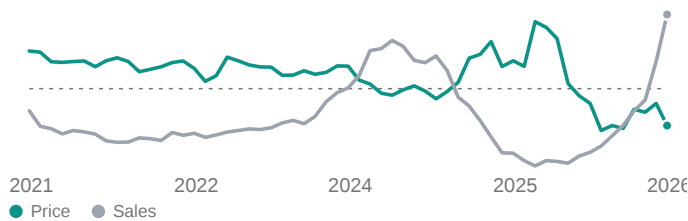


Growth (year over year)

Price -30.1% · Sales +60.6%

Price per square foot

\$243/ft²

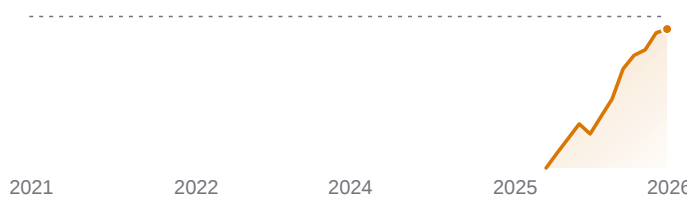


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

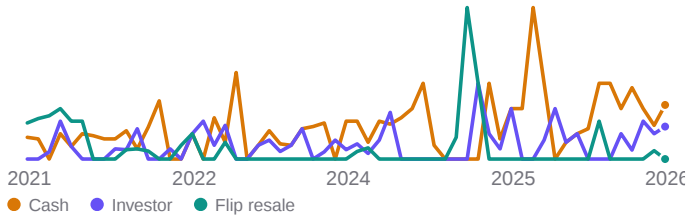
5.0%



BUYERS & OUTCOMES

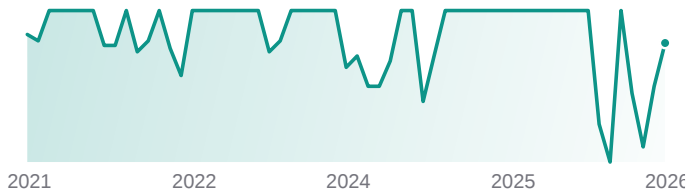
Buyer mix

Cash 36% · Investor 21% · Flip resale 0%



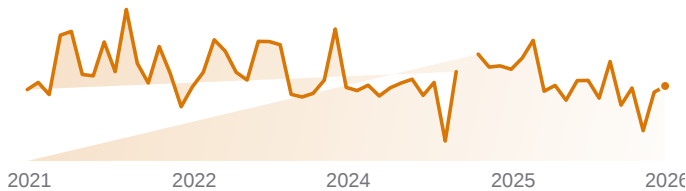
Sellers who sold at a gain

93%

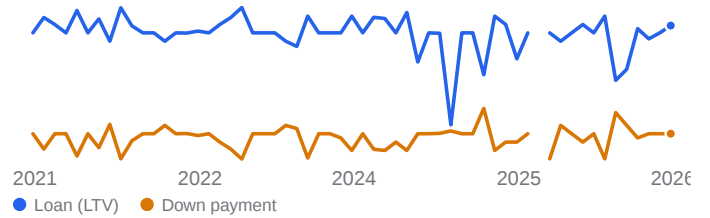


Median annualized return at resale

+8.9%

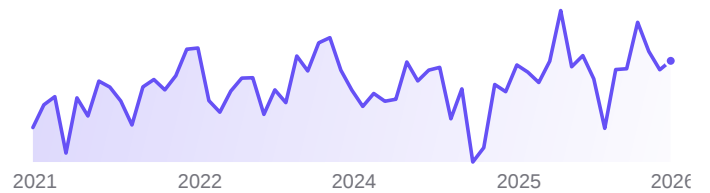


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,105
Median value (AVM)	\$575K
Median size	2,384 ft²
Median year built	2015
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	18%
Median loan-to-value	48%
Typical ownership tenure	5.9 yrs

COMMUNITY

Population	6,942
Density	1,028 / mi²
Median household income	\$143K
Average household income	\$164K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	33
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	1.4%
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.