

Centerton 72719

ZIP code · AR · Arkansas > Benton County > Centerton

BUYER'S MARKET

\$345K

MEDIAN SALE PRICE

-17.1%

1-YR CHANGE

305

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



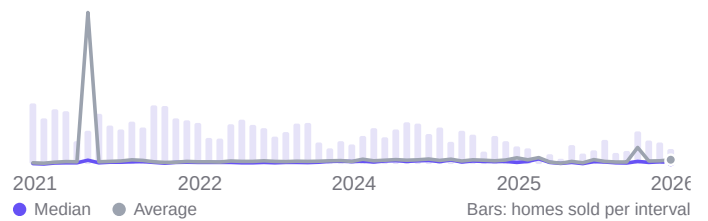
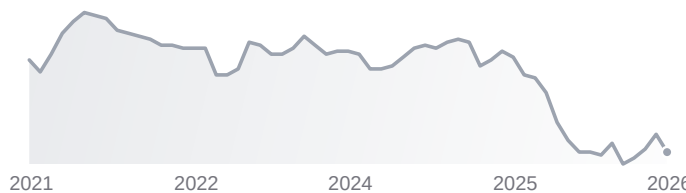
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$340K · Average \$478K

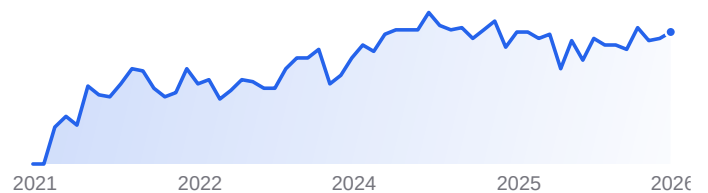
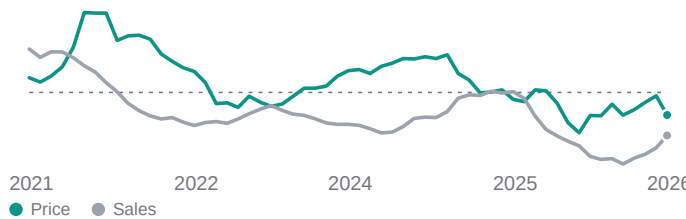


Growth (year over year)

Price -17.1% · Sales -32.7%

Price per square foot

\$209/ft²

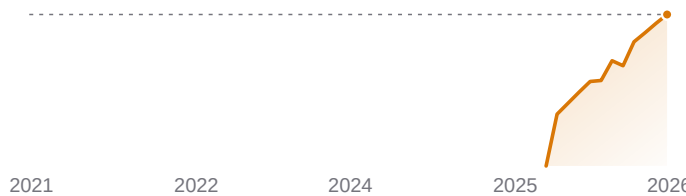


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

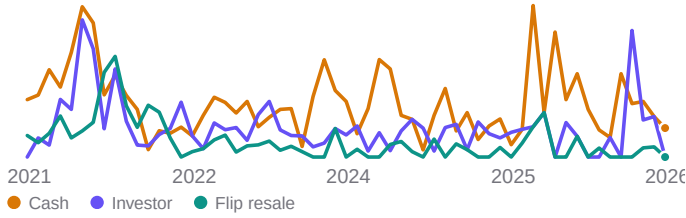
4.4%



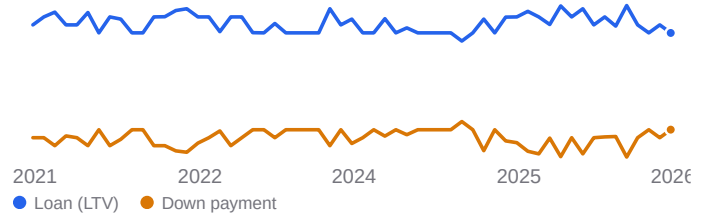
BUYERS & OUTCOMES

Buyer mix

Cash 8.7% · Investor 0% · Flip resale 0%

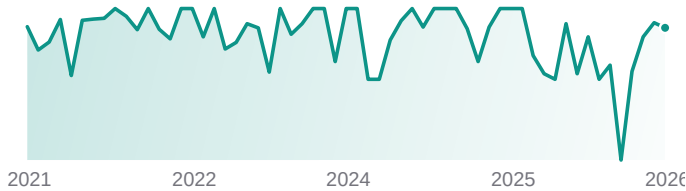


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



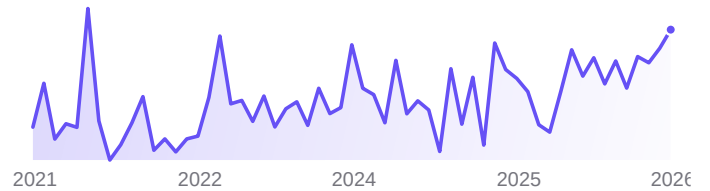
Sellers who sold at a gain

95%



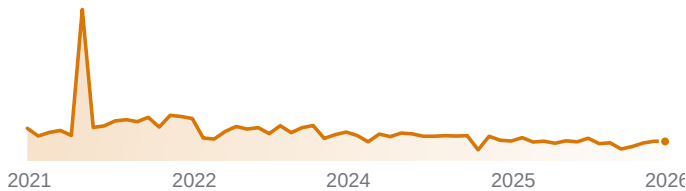
Typical hold before selling

6.1 yrs



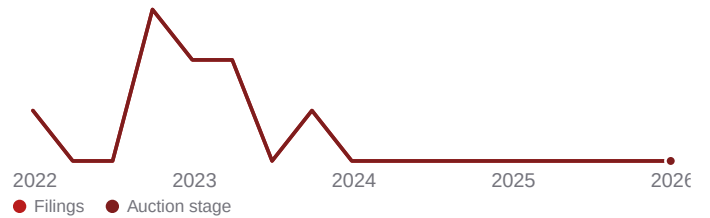
Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,888
Median value (AVM)	\$363K
Median size	1,801 ft²
Median year built	2014
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.1%
Owner occupied	72%
Company owned	21%
Median loan-to-value	54%
Typical ownership tenure	5.1 yrs

COMMUNITY

Population	13,238
Density	1,552 / mi²
Median household income	\$100K
Average household income	\$134K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	30
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	4.0%
Unemployment	1.1%
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.