

Decatur 72722

ZIP code · AR · Arkansas > Benton County > Decatur

SELLER'S MARKET

\$398K

MEDIAN SALE PRICE

+298.0%

1-YR CHANGE

33

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

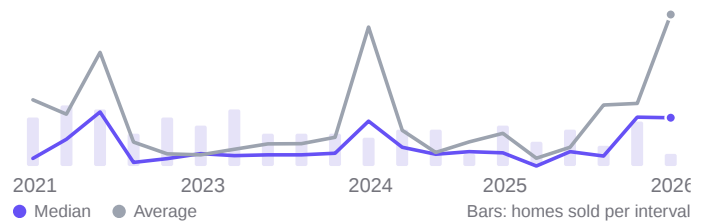
Market temperature (0–100)

70 / 100



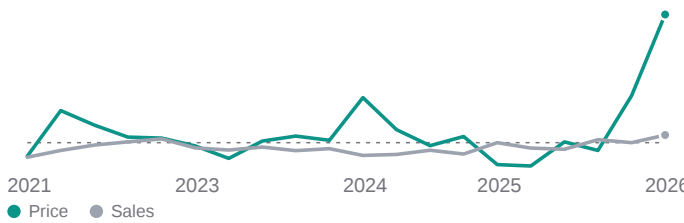
Sale prices

Median \$335K · Average \$773K



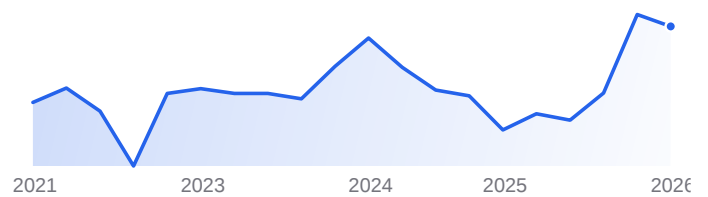
Growth (year over year)

Price +298.0% · Sales +17.9%



Price per square foot

\$203/ft²



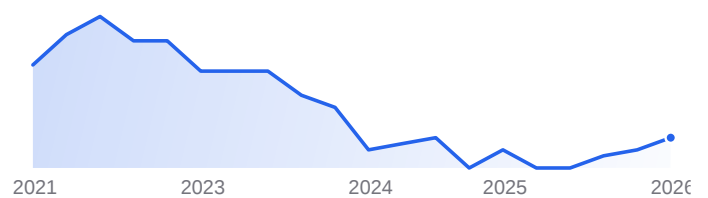
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

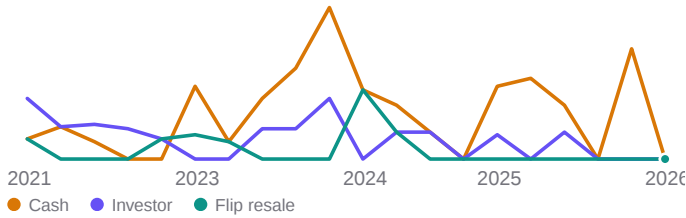
2.4%



BUYERS & OUTCOMES

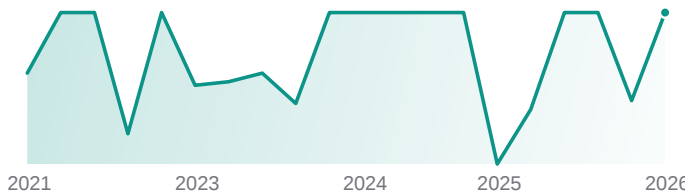
Buyer mix

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



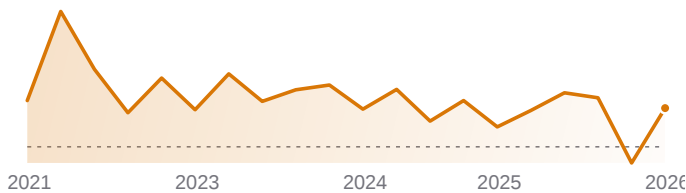
Sellers who sold at a gain

100%

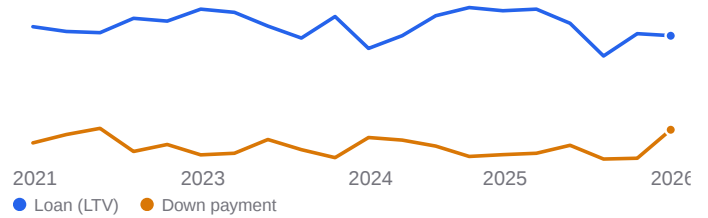


Median annualized return at resale

+6.3%

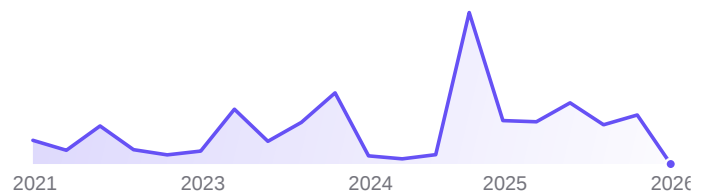


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



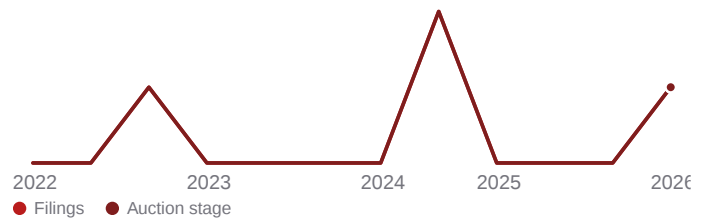
Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,365
Median value (AVM)	\$261K
Median size	1,431 ft²
Median year built	2005
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.1%
Owner occupied	68%
Company owned	28%
Median loan-to-value	31%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	3,336
Density	78 / mi²
Median household income	\$72K
Average household income	\$88K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	31
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	6.3%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.