

Gentry 72734

ZIP code · AR · Arkansas > Benton County > Gentry

BUYER'S MARKET

\$292K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

141

SALES (12 MO)

\$301K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



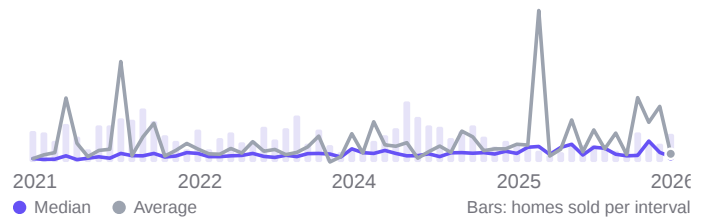
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$250K · Average \$268K

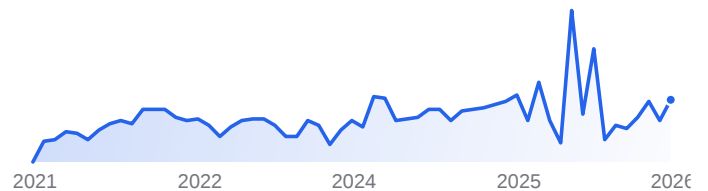
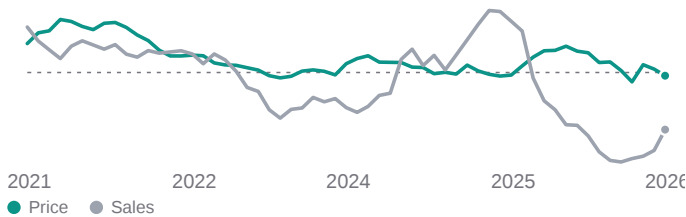


Growth (year over year)

Price -2.0% · Sales -36.5%

Price per square foot

\$175/ft²

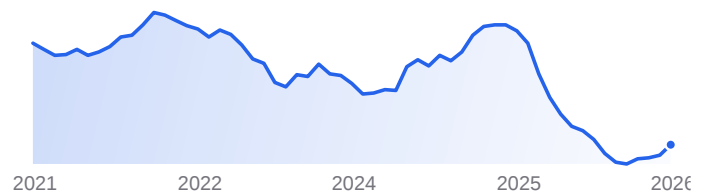
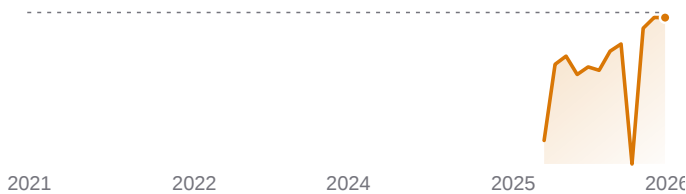


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

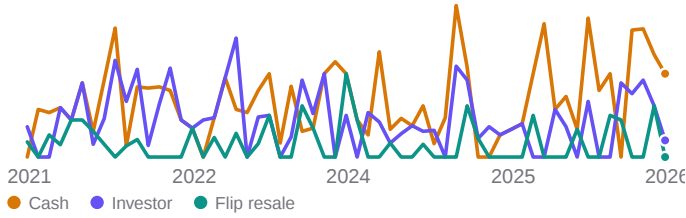
3.6%



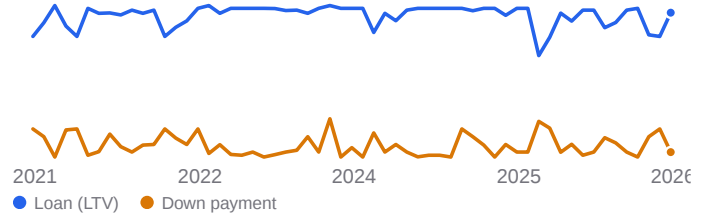
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 5.0% · Flip resale 0%

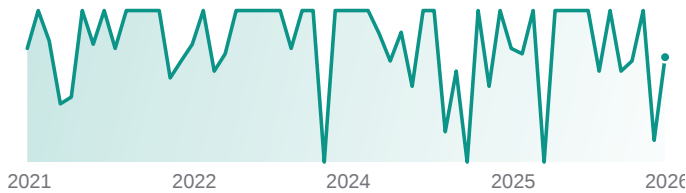


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



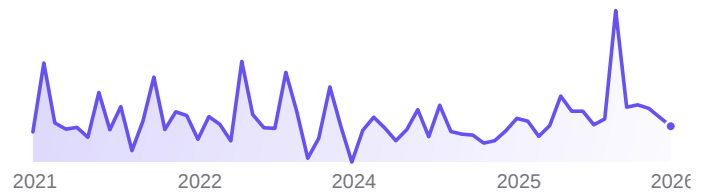
Sellers who sold at a gain

85%



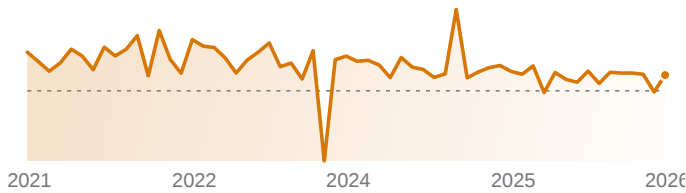
Typical hold before selling

3.2 yrs



Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,895
Median value (AVM)	\$301K
Median size	1,632 ft²
Median bedrooms	4
Median year built	2006
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.2%
Owner occupied	76%
Company owned	22%
Median loan-to-value	44%
Typical ownership tenure	5.1 yrs

COMMUNITY

Population	10,333
Density	124 / mi²
Median household income	\$63K
Average household income	\$84K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	36
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	9.6%
Unemployment	0.9%
Average temp	58°F
Annual precip	48 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.