

Pea Ridge 72751

ZIP code · AR · Arkansas > Benton County > Pea Ridge

BUYER'S MARKET

\$300K

MEDIAN SALE PRICE

-16.8%

1-YR CHANGE

190

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



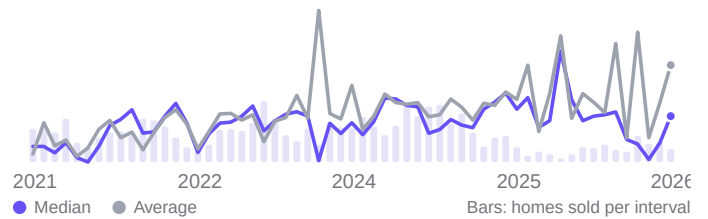
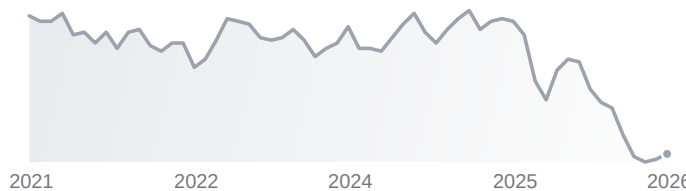
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$350K · Average \$460K

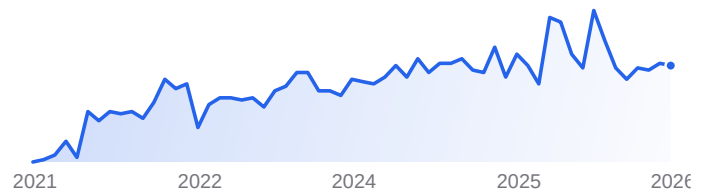
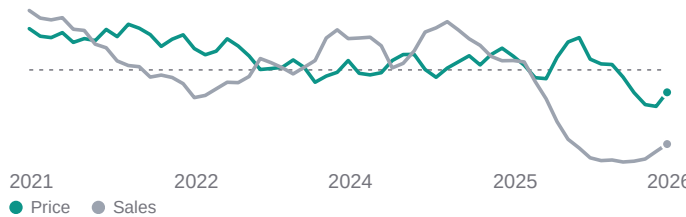


Growth (year over year)

Price -16.8% · Sales -55.7%

Price per square foot

\$194/ft²

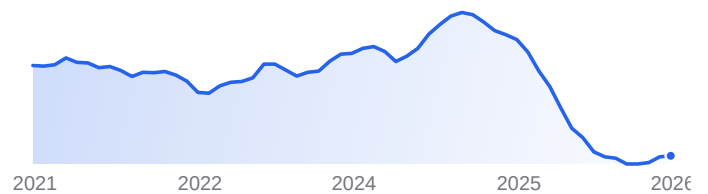
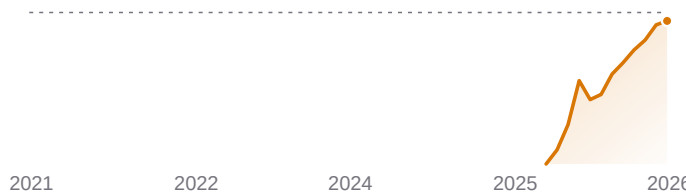


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

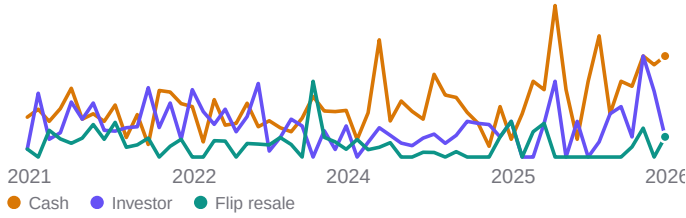
4.1%



BUYERS & OUTCOMES

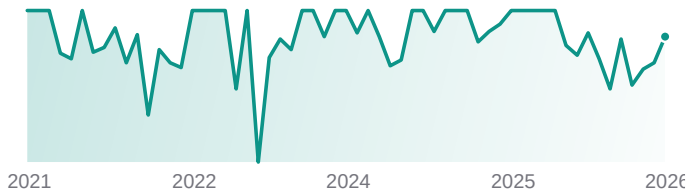
Buyer mix

Cash 33% · Investor 6.7% · Flip resale 6.7%



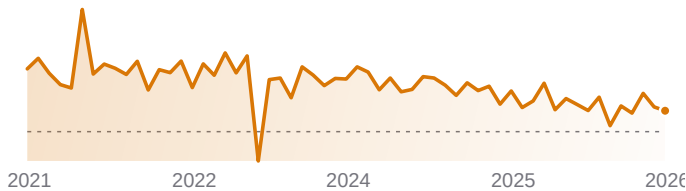
Sellers who sold at a gain

92%

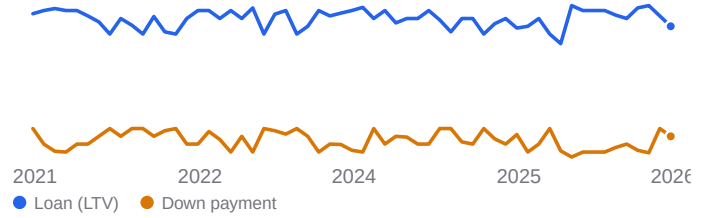


Median annualized return at resale

+4.0%

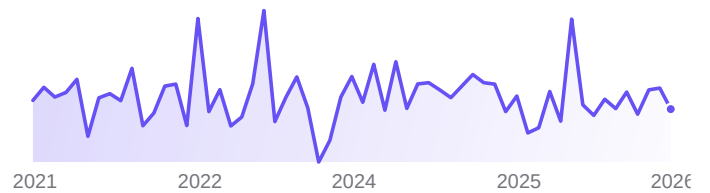


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,641
Median value (AVM)	\$363K
Median size	1,716 ft²
Median year built	2009
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.9%
Owner occupied	81%
Company owned	19%
Median loan-to-value	51%
Typical ownership tenure	4.6 yrs

COMMUNITY

Population	8,439
Density	334 / mi²
Median household income	\$81K
Average household income	\$95K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	36
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	3.8%
Unemployment	1.0%
Average temp	57°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.