

Springdale 72762

ZIP code · AR · Arkansas > Washington County > Springdale

BALANCED MARKET

\$375K

MEDIAN SALE PRICE

+8.8%

1-YR CHANGE

572

SALES (12 MO)

\$386K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



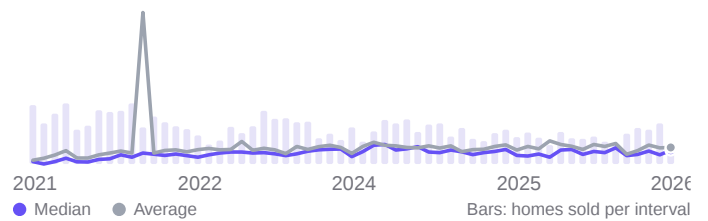
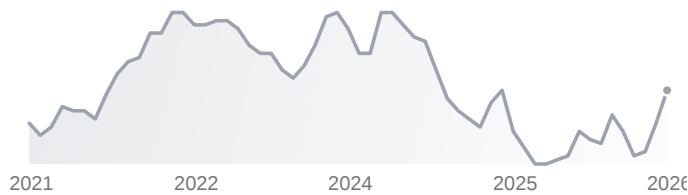
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$392K · Average \$419K

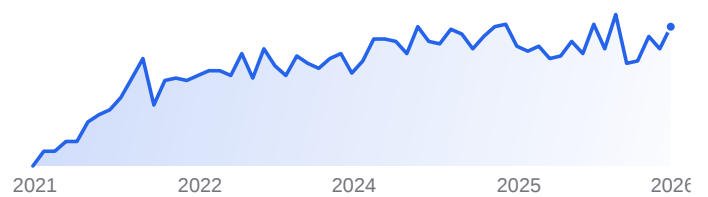
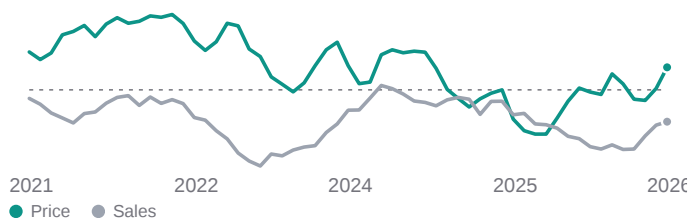


Growth (year over year)

Price +8.8% · Sales -12.4%

Price per square foot

\$209/ft²

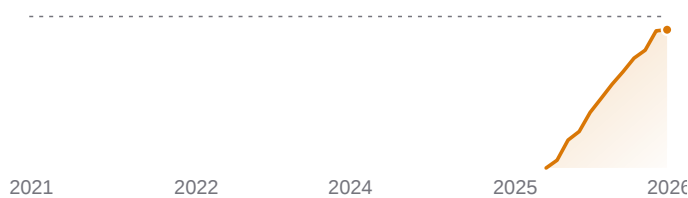


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

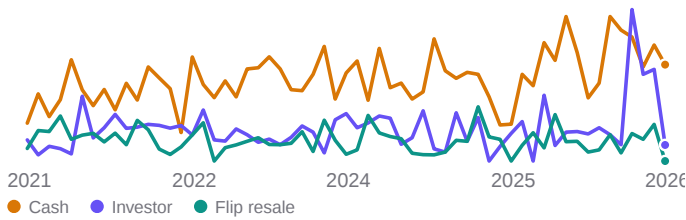
3.9%



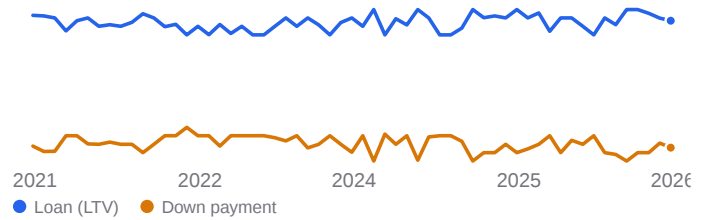
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 3.7% · Flip resale 0%

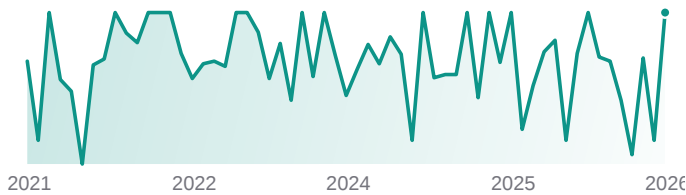


Financing (share of purchase price) Loan (LTV) 88% · Down payment 13%



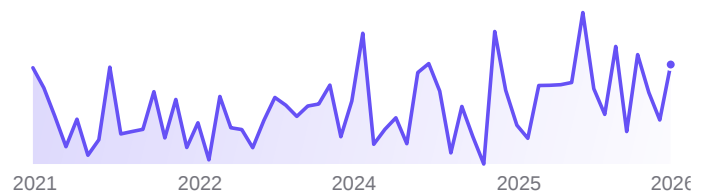
Sellers who sold at a gain

100%



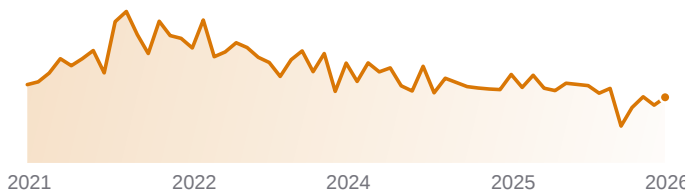
Typical hold before selling

5.5 yrs



Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,655
Median value (AVM)	\$386K
Median size	1,870 ft²
Median bedrooms	3
Median year built	1997
Single family	90%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.4%
Owner occupied	83%
Company owned	25%
Median loan-to-value	44%

Typical ownership tenure

6.9 yrs

COMMUNITY

Population	47,364
Density	783 / mi²
Median household income	\$82K
Average household income	\$106K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	35
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	7.4%
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.