

Springdale 72764

ZIP code · AR · Arkansas > Washington County > Springdale

BUYER'S MARKET

\$315K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

509

SALES (12 MO)

\$313K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



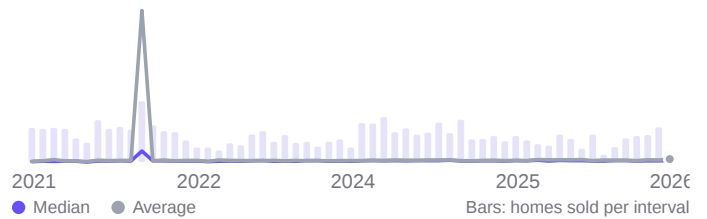
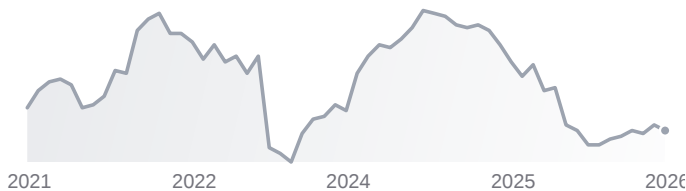
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$340K · Average \$458K

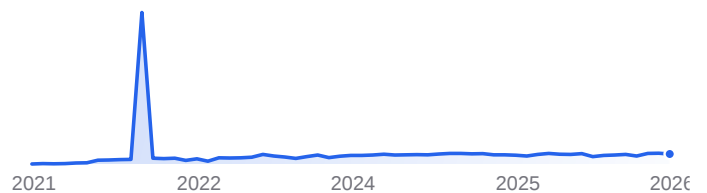
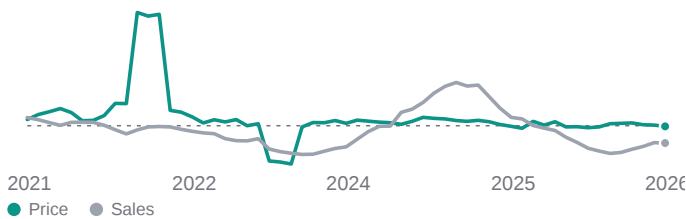


Growth (year over year)

Price -1.0% · Sales -24.7%

Price per square foot

\$197/ft²

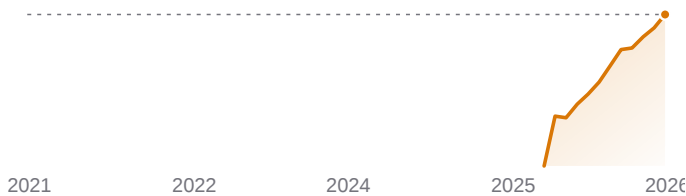


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

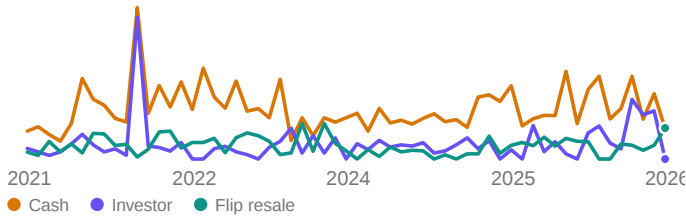
3.4%



BUYERS & OUTCOMES

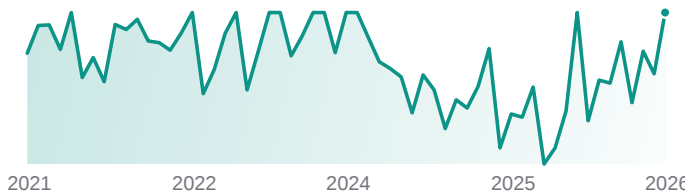
Buyer mix

Cash 13% · Investor 0% · Flip resale 13%



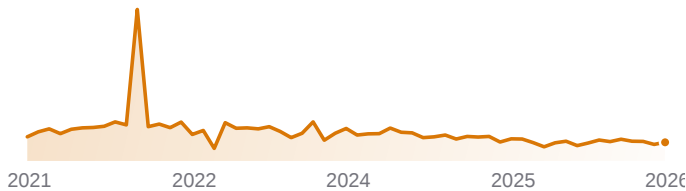
Sellers who sold at a gain

100%

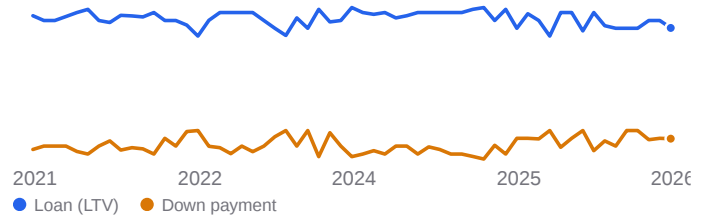


Median annualized return at resale

+6.2%

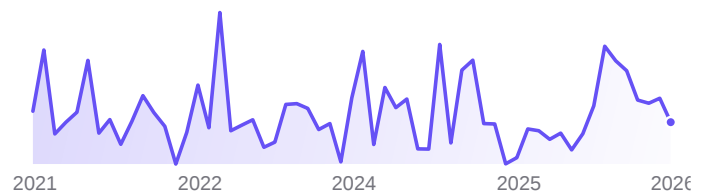


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



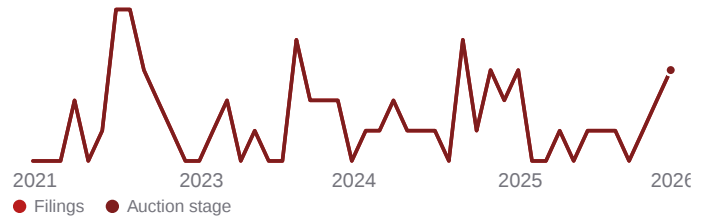
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	15,087
Median value (AVM)	\$313K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1997
Single family	81%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	23%
Median loan-to-value	43%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	61,035
Density	938 / mi²
Median household income	\$60K
Average household income	\$83K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	37
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	15.2%
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.