

West Fork 72774

ZIP code · AR · Arkansas > Washington County > West Fork

BUYER'S MARKET

\$214K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

72

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



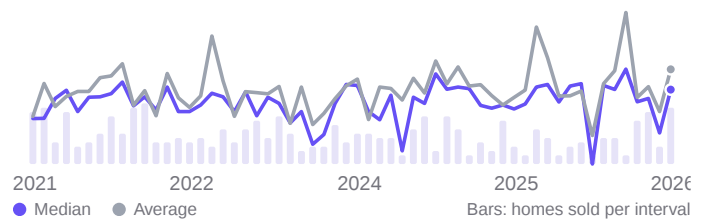
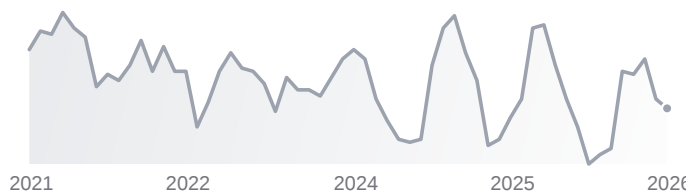
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$267K · Average \$329K

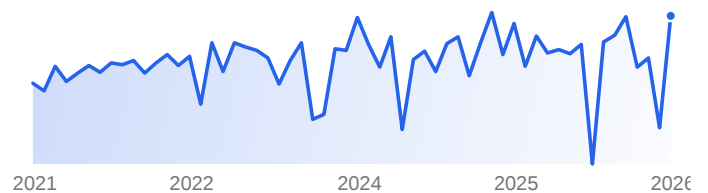
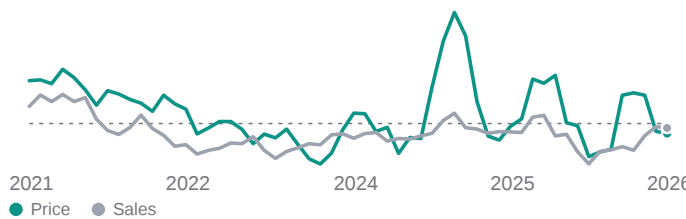


Growth (year over year)

Price -9.1% · Sales -4.0%

Price per square foot

\$210/ft²

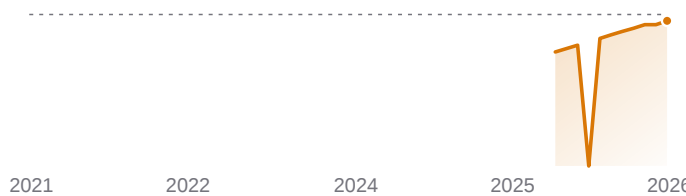


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

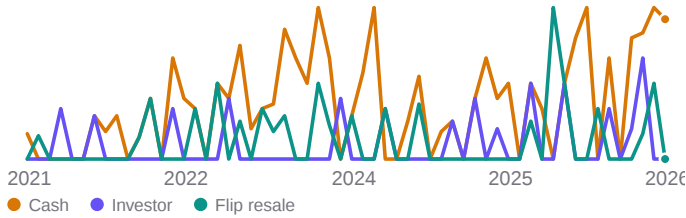
2.5%



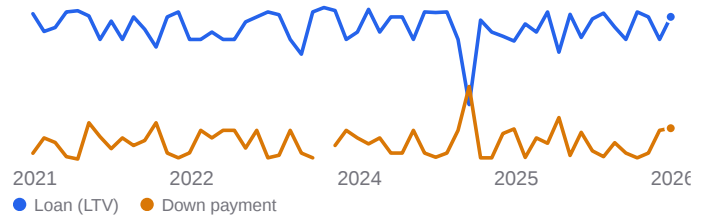
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 0% · Flip resale 0%

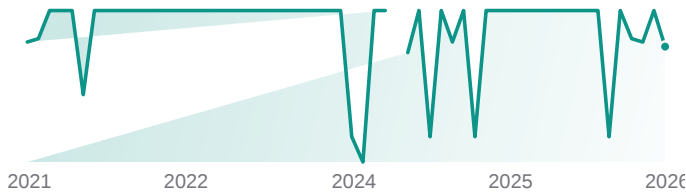


Financing (share of purchase price) Loan (LTV) 95% · Down payment 21%



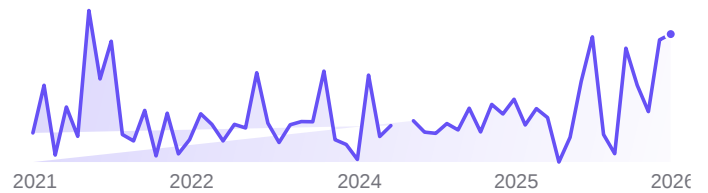
Sellers who sold at a gain

86%



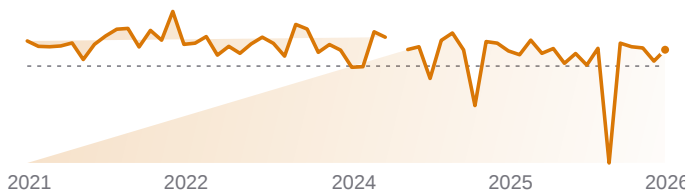
Typical hold before selling

13.1 yrs



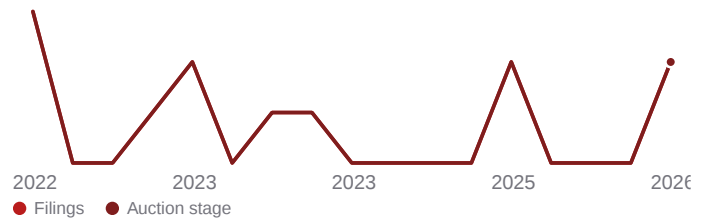
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	2,850
Median value (AVM)	\$319K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1994
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.9%
Owner occupied	84%
Company owned	17%
Median loan-to-value	37%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	6,449
Density	55 / mi²
Median household income	\$66K
Average household income	\$80K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	38
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	8.6%
Unemployment	0.8%
Average temp	58°F
Annual precip	51 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.