

Fort Smith 72901

ZIP code · AR · Arkansas > Sebastian County > Fort Smith

SELLER'S MARKET

\$164K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

297

SALES (12 MO)

\$123K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

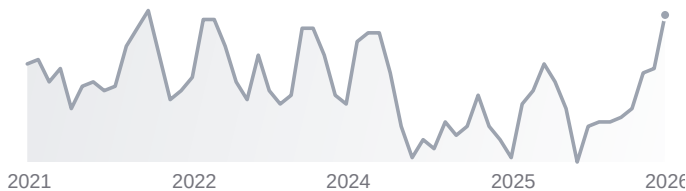
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

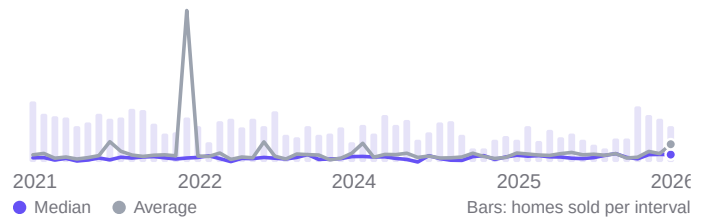
Market temperature (0-100)

66 / 100



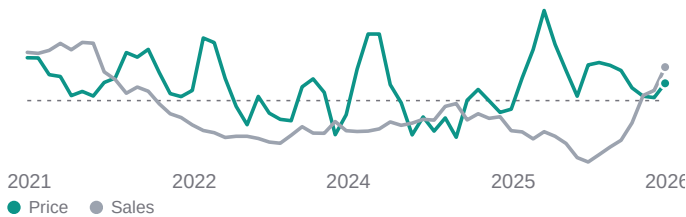
Sale prices

Median \$164K · Average \$287K



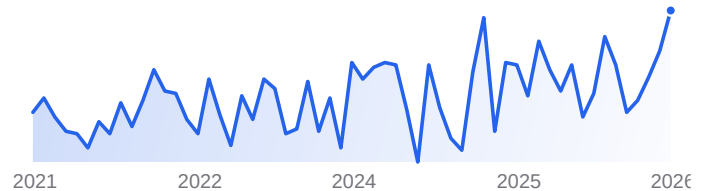
Growth (year over year)

Price +8.7% · Sales +16.9%



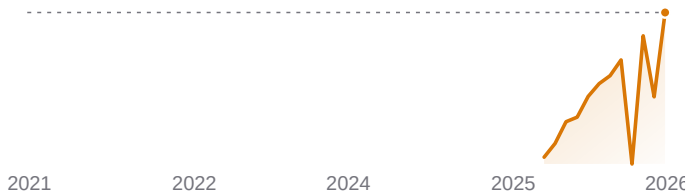
Price per square foot

\$123/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

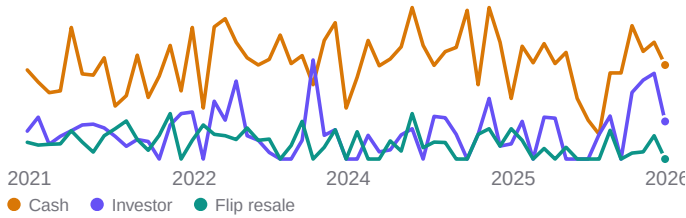
4.4%



BUYERS & OUTCOMES

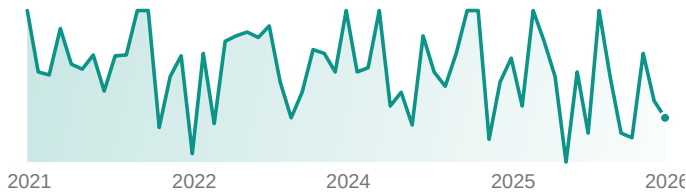
Buyer mix

Cash 34% · Investor 14% · Flip resale 0%



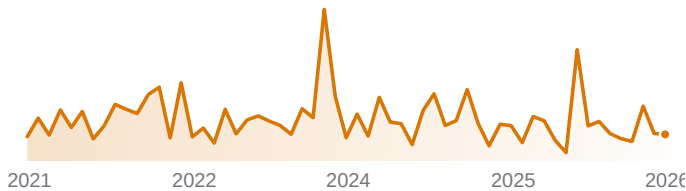
Sellers who sold at a gain

75%

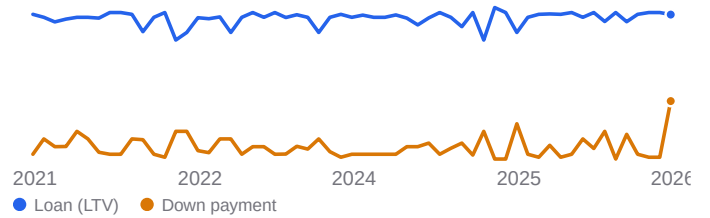


Median annualized return at resale

+4.4%

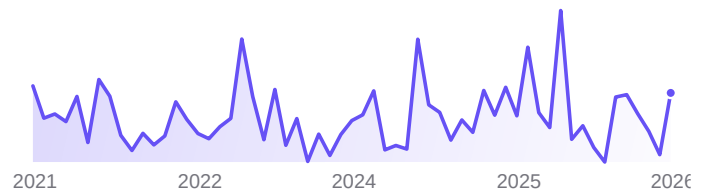


Financing (share of purchase price) Loan (LTV) 97% · Down payment 40%



Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,803
Median value (AVM)	\$123K
Median size	1,432 ft²
Median year built	1957
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.9%
Owner occupied	65%
Company owned	28%
Median loan-to-value	27%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	21,721
Density	2,205 / mi²
Median household income	\$46K
Average household income	\$61K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	39
Homes occupied	86%
Bachelor's or higher	12%
Poverty rate	19.9%
Unemployment	1.0%
Average temp	61°F
Annual precip	45 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.