

Fort Smith 72903

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

BALANCED MARKET

\$214K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

334

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

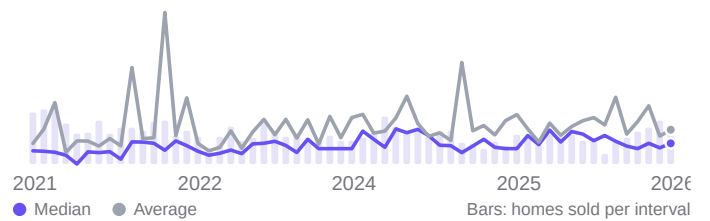
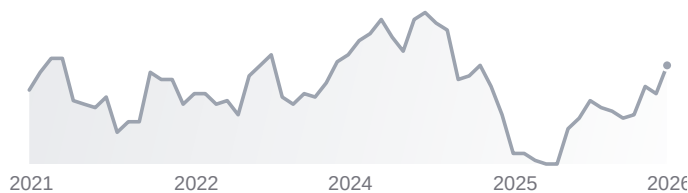
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$220K · Average \$272K

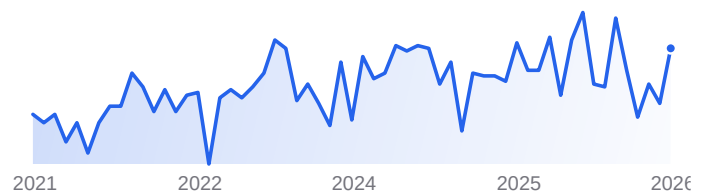
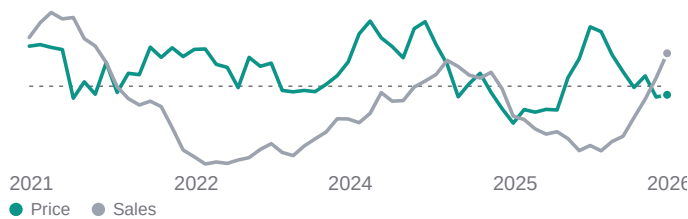


Growth (year over year)

Price -3.3% · Sales +12.8%

Price per square foot

\$128/ft²

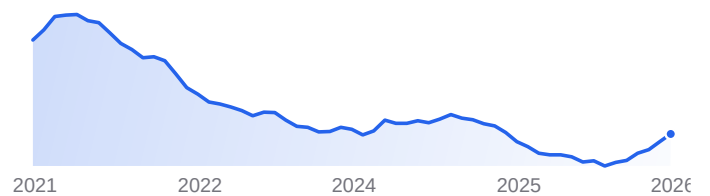
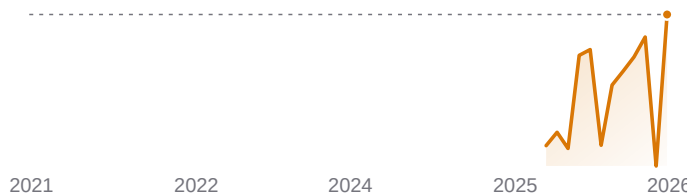


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

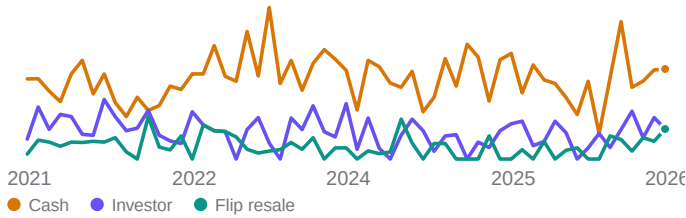
4.3%



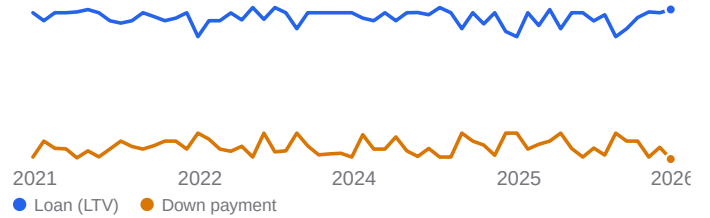
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 12% · Flip resale 12%

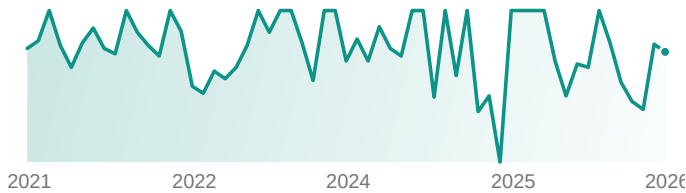


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.8%



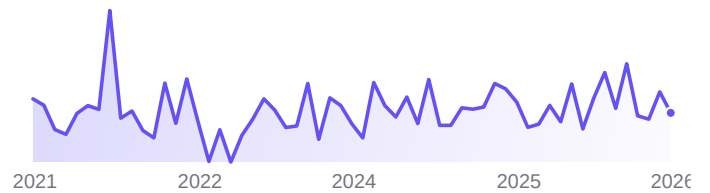
Sellers who sold at a gain

91%



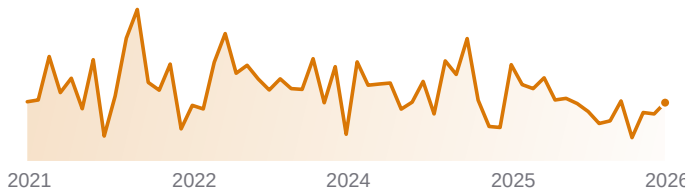
Typical hold before selling

5.2 yrs



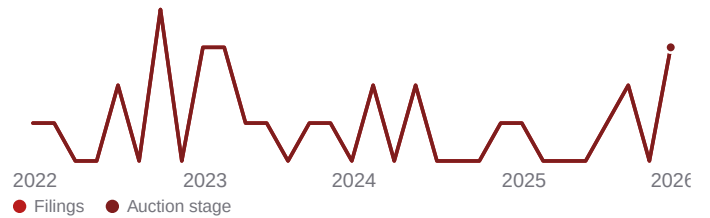
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,854
Median value (AVM)	\$245K
Median size	1,911 ft²
Median year built	1983
Single family	91%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.4%
Owner occupied	79%
Company owned	30%
Median loan-to-value	41%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	25,023
Density	1,318 / mi²
Median household income	\$64K
Average household income	\$93K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	45
Homes occupied	90%
Bachelor's or higher	18%
Poverty rate	8.5%
Unemployment	0.9%
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.