

# Fort Smith 72908

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

BALANCED MARKET

**\$216K**

MEDIAN SALE PRICE

**-11.9%**

1-YR CHANGE

**193**

SALES (12 MO)

**\$218K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



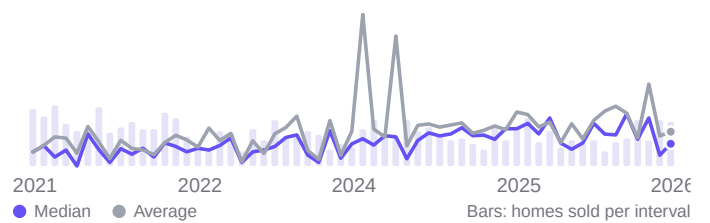
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$203K · Average \$236K

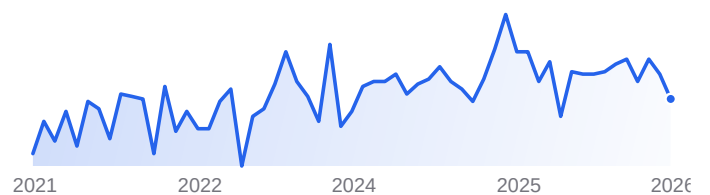
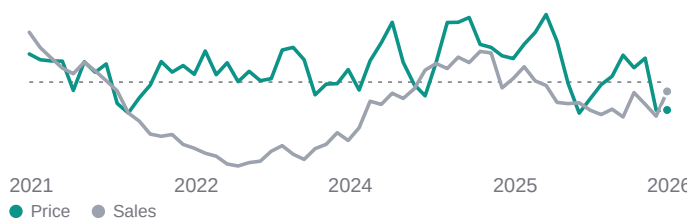


Growth (year over year)

Price -11.9% · Sales -4.0%

Price per square foot

\$120/ft²

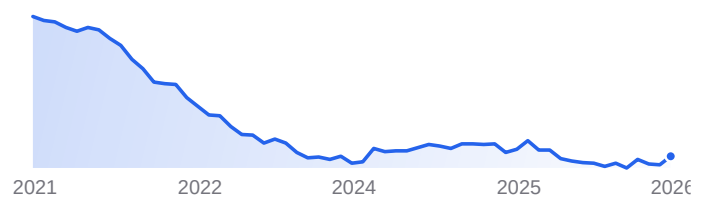
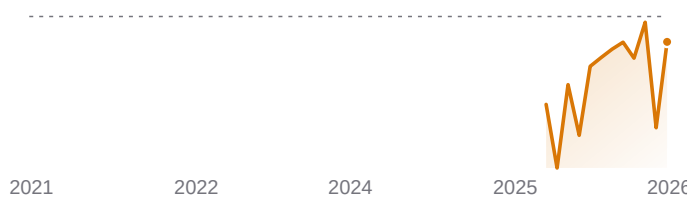


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

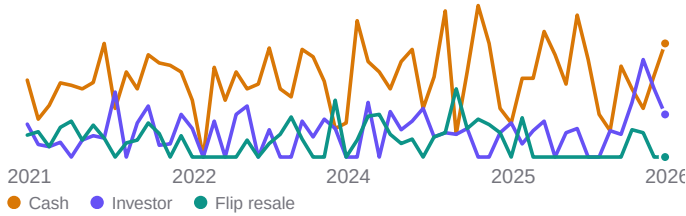
4.0%



## BUYERS & OUTCOMES

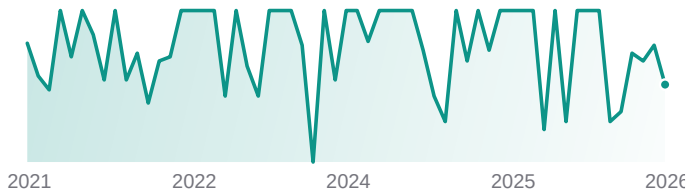
### Buyer mix

Cash 33% · Investor 13% · Flip resale 0%



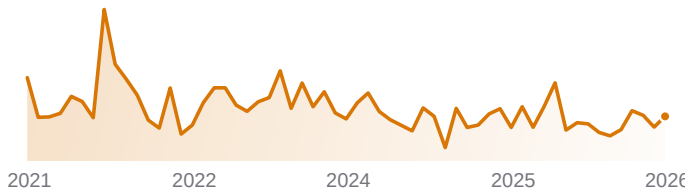
### Sellers who sold at a gain

87%

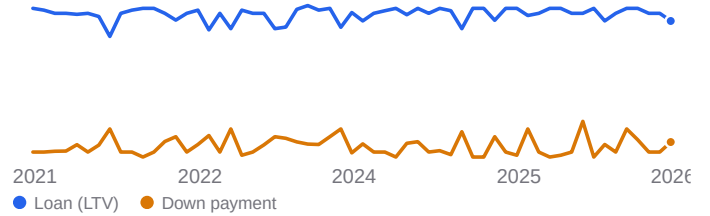


### Median annualized return at resale

+5.7%

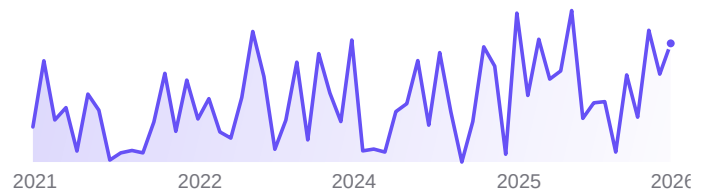


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 12%



### Typical hold before selling

7.7 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,795     |
| Median value (AVM) | \$218K    |
| Median size        | 1,701 ft² |
| Median year built  | 1987      |
| Single family      | 92%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 56%     |
| Underwater (LTV 125% or more) | 2.0%    |
| Owner occupied                | 81%     |
| Company owned                 | 24%     |
| Median loan-to-value          | 44%     |
| Typical ownership tenure      | 7.8 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 13,136      |
| Density                          | 1,640 / mi² |
| Median household income          | \$62K       |
| Average household income         | \$86K       |
| Crime index (US avg 100)         | 84          |
| Air pollution index (US avg 100) | 117         |
| Earthquake index (US avg 100)    | 42          |
| Homes occupied                   | 93%         |
| Bachelor's or higher             | 18%         |
| Poverty rate                     | 9.8%        |
| 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.