

Pearcy

Community · AR · Arkansas > Garland County

STRONG BUYER'S MARKET

\$156K

MEDIAN SALE PRICE

41

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



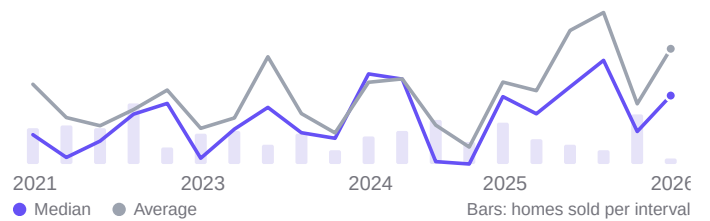
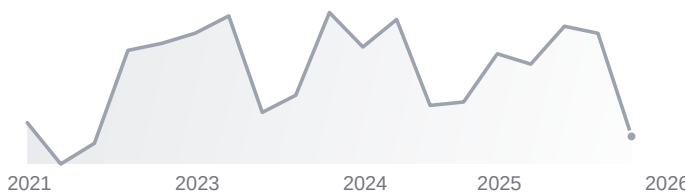
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

19 / 100

Sale prices

Median \$233K · Average \$319K

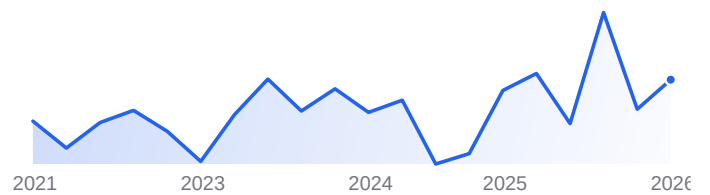
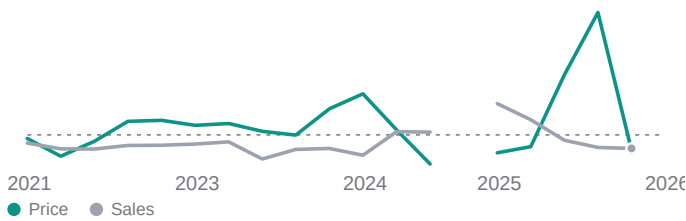


Growth (year over year)

Price -27.5% · Sales -23.5%

Price per square foot

\$137/ft²



Sale premium vs estimated value

-22.6%

Annual turnover (share of homes sold)

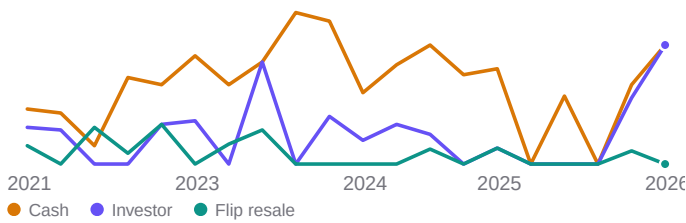
2.5%



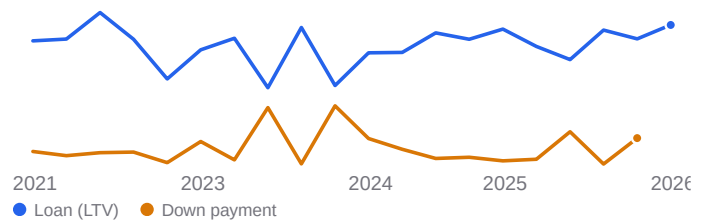
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 50% · Flip resale 0%

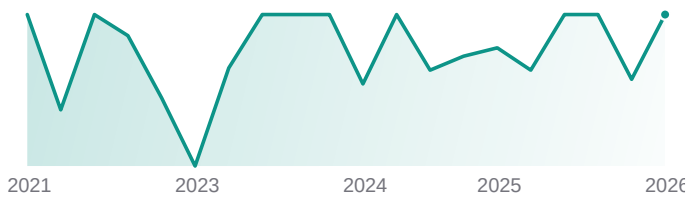


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



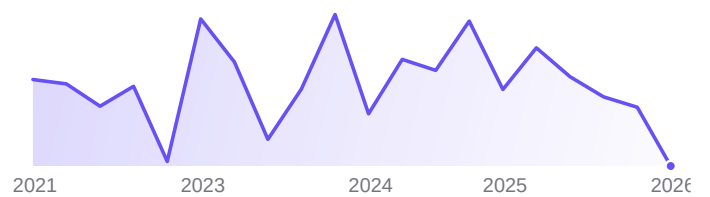
Sellers who sold at a gain

100%



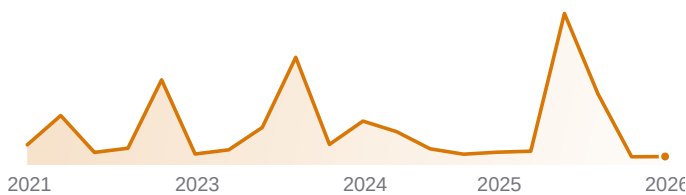
Typical hold before selling

1.2 yrs



Median annualized return at resale

+2.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,658
Median value (AVM)	\$280K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1992
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.1%
Owner occupied	80%
Company owned	13%
Median loan-to-value	31%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	308
Density	199 / mi²
Median household income	\$52K
Average household income	\$66K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	144
Earthquake index (US avg 100)	55
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	12.7%
Unemployment	0.8%
Average temp	61°F
Annual precip	57 in
Sunshine	62%

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