

Arkansas County, AR

County · AR · Arkansas

BUYER'S MARKET

\$97K

MEDIAN SALE PRICE

-42.6%

1-YR CHANGE

212

SALES (12 MO)

\$118K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



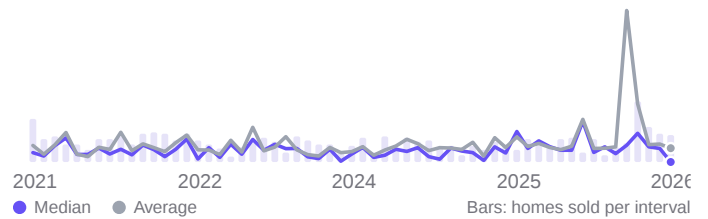
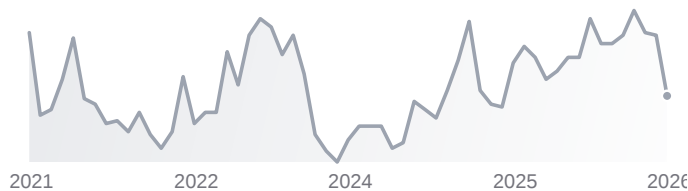
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$40K · Average \$122K

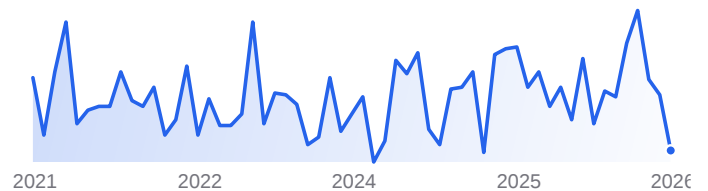
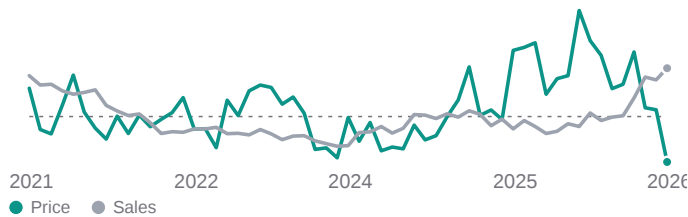


Growth (year over year)

Price -42.6% · Sales +45.2%

Price per square foot

\$43/ft²



Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

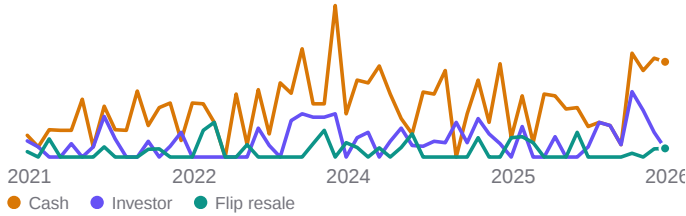
2.3%



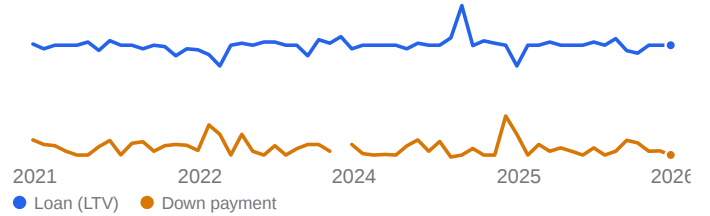
BUYERS & OUTCOMES

Buyer mix

Cash 55% · Investor 5.0% · Flip resale 5.0%

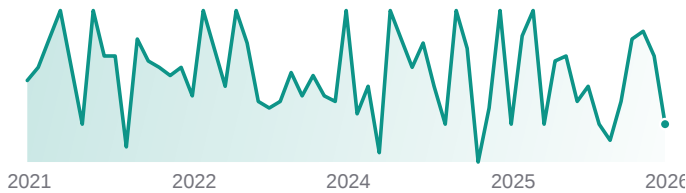


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



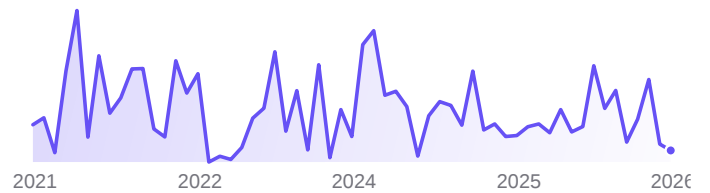
Sellers who sold at a gain

50%



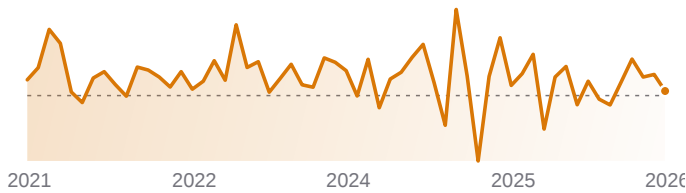
Typical hold before selling

2.1 yrs



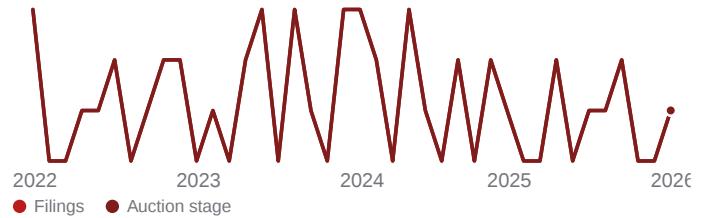
Median annualized return at resale

+0.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,205
Median value (AVM)	\$118K
Median size	1,400 ft²
Median year built	2012
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	5.3%
Owner occupied	61%
Company owned	22%
Median loan-to-value	21%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	16,101
Density	16 / mi²
Median household income	\$61K
Average household income	\$72K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	164
Earthquake index (US avg 100)	101
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	17.6%
Unemployment	1.0%
Average temp	62°F
Annual precip	51 in
Sunshine	62%

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.