

Ashley County, AR

County · AR · Arkansas

STRONG BUYER'S MARKET

\$83K

MEDIAN SALE PRICE

-41.2%

1-YR CHANGE

148

SALES (12 MO)

\$75K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



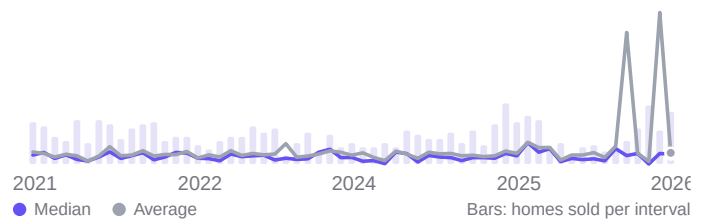
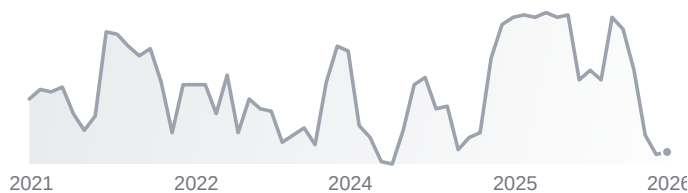
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

11 / 100

Sale prices

Median \$107K · Average \$120K

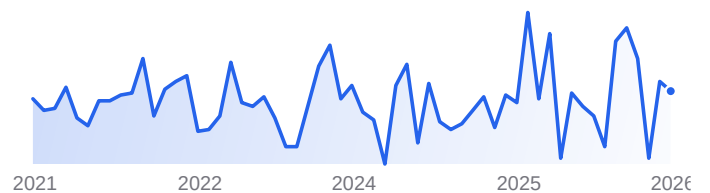
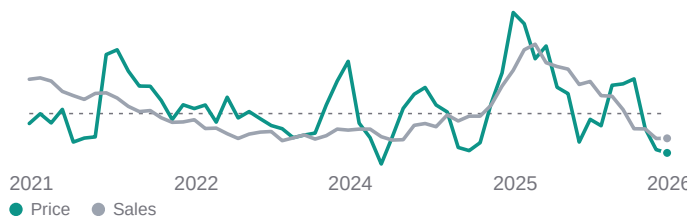


Growth (year over year)

Price -41.2% · Sales -26.0%

Price per square foot

\$61/ft²

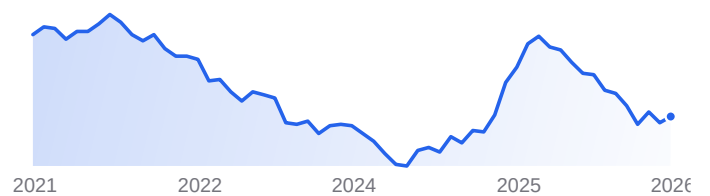
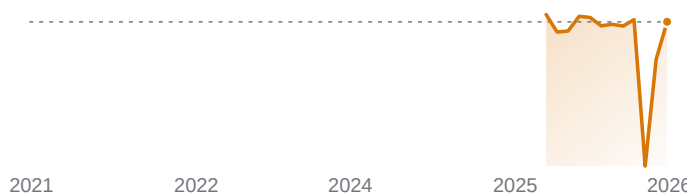


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

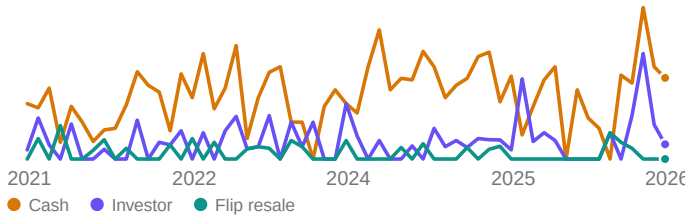
1.6%



BUYERS & OUTCOMES

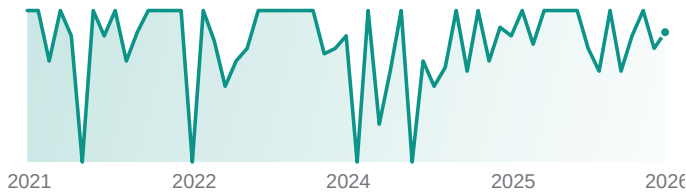
Buyer mix

Cash 44% · Investor 8.0% · Flip resale 0%



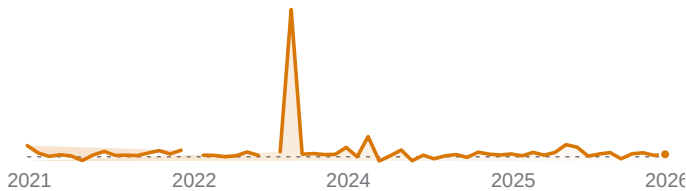
Sellers who sold at a gain

86%

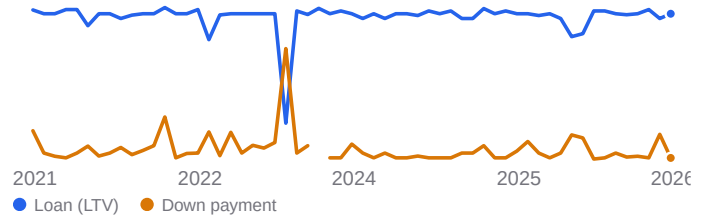


Median annualized return at resale

+4.0%

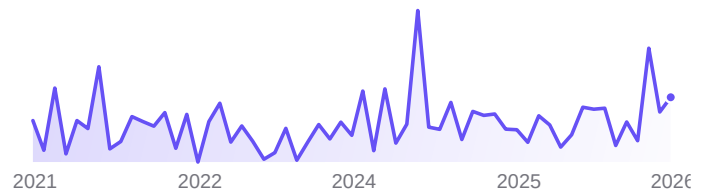


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



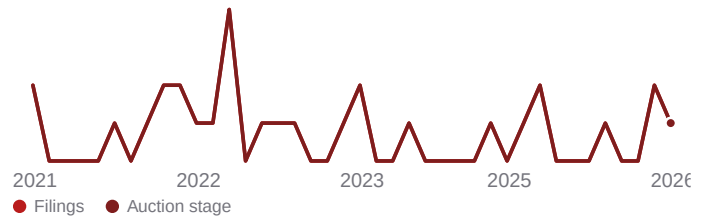
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,286
Median value (AVM)	\$75K
Median size	1,375 ft²
Median year built	1971
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	5.4%
Owner occupied	71%
Company owned	9.5%
Median loan-to-value	24%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	18,053
Density	20 / mi²
Median household income	\$47K
Average household income	\$65K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	136
Earthquake index (US avg 100)	48
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	25.5%
Unemployment	1.0%
Average temp	64°F
Annual precip	57 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.