

Baxter County, AR

County · AR · Arkansas

BALANCED MARKET

\$217K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

788

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



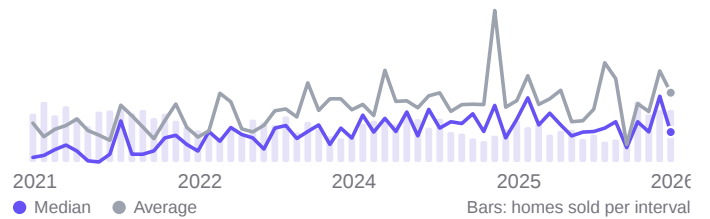
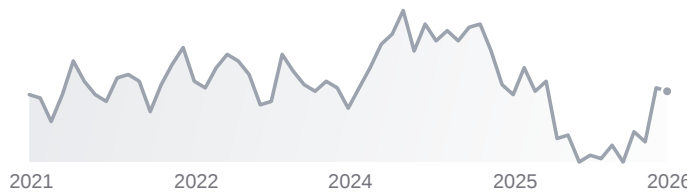
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$199K · Average \$259K

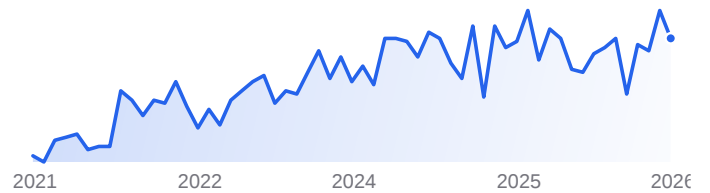
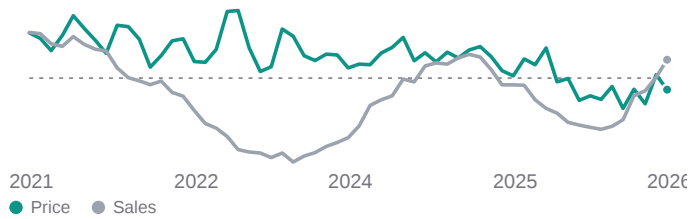


Growth (year over year)

Price -4.1% · Sales +6.5%

Price per square foot

\$149/ft²

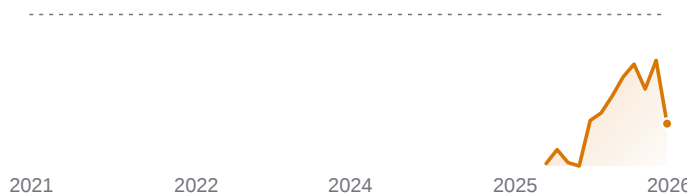


Sale premium vs estimated value

-3.7%

Annual turnover (share of homes sold)

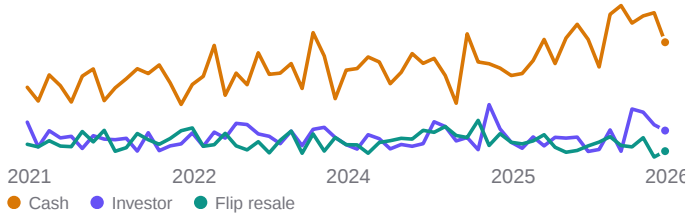
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 9.3% · Flip resale 2.1%



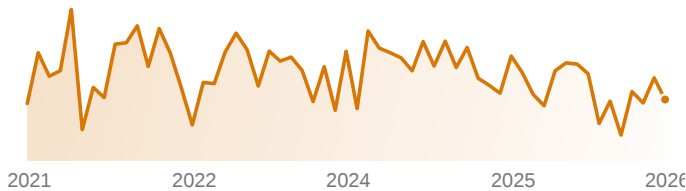
Sellers who sold at a gain

90%

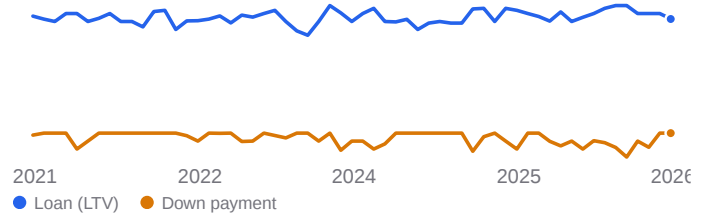


Median annualized return at resale

+5.0%

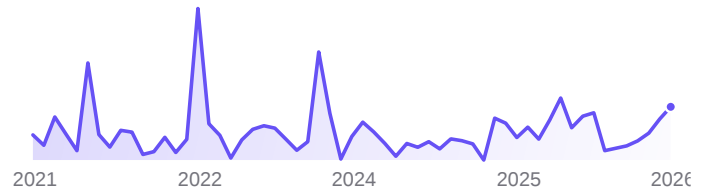


Financing (share of purchase price) Loan (LTV) 92% · Down payment 20%



Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	22,814
Median value (AVM)	\$242K
Median size	1,524 ft²
Median year built	2005
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.4%
Owner occupied	69%
Company owned	26%
Median loan-to-value	30%
Typical ownership tenure	6.6 yrs

COMMUNITY

Population	43,483
Density	79 / mi²
Median household income	\$48K
Average household income	\$68K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	132
Earthquake index (US avg 100)	77
Homes occupied	86%
Bachelor's or higher	12%
Poverty rate	12.9%
Unemployment	1.0%
Average temp	58°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.