

# Carroll County, AR

County · AR · Arkansas

BALANCED MARKET

**\$203K**

MEDIAN SALE PRICE

**+4.8%**

1-YR CHANGE

**392**

SALES (12 MO)

**\$271K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



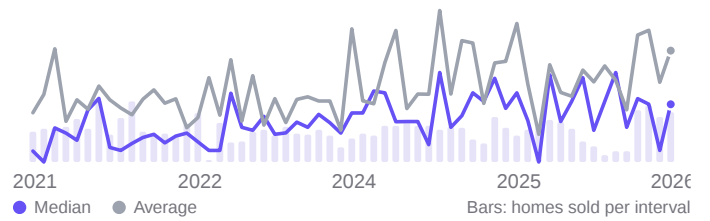
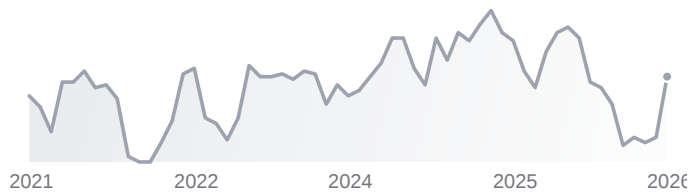
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$230K · Average \$323K

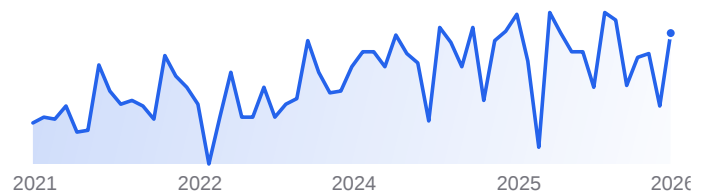
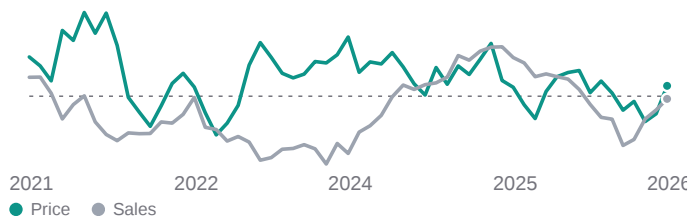


Growth (year over year)

Price +4.8% · Sales -1.3%

Price per square foot

\$161/ft²

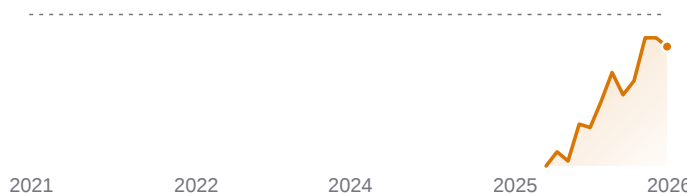


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

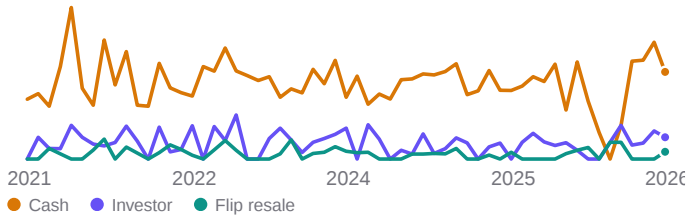
3.0%



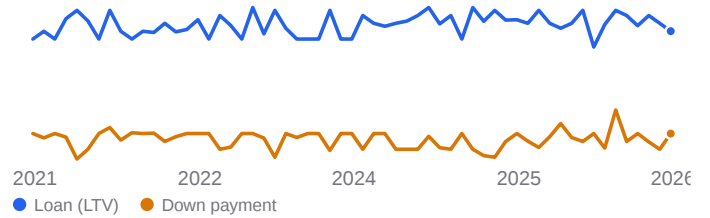
## BUYERS & OUTCOMES

### Buyer mix

Cash 47% · Investor 12% · Flip resale 3.9%

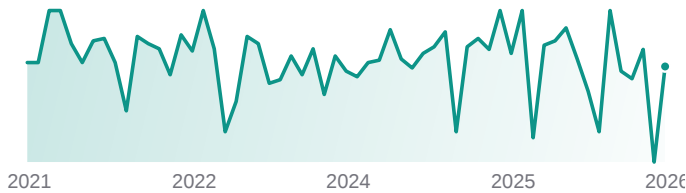


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



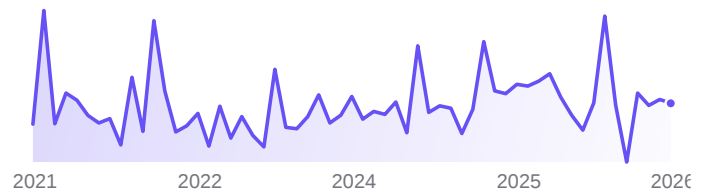
### Sellers who sold at a gain

85%



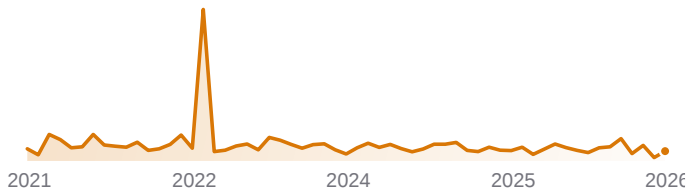
### Typical hold before selling

6.0 yrs



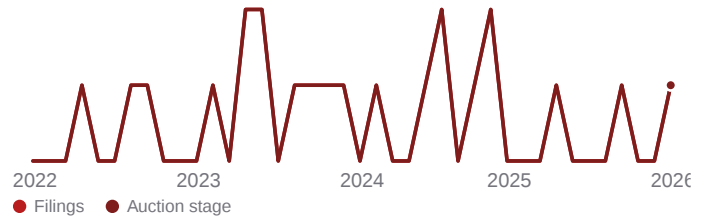
### Median annualized return at resale

+5.5%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 13,157    |
| Median value (AVM) | \$271K    |
| Median size        | 1,508 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1990      |
| Single family      | 58%       |
| Condos             | 1.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 75%  |
| Underwater (LTV 125% or more) | 2.7% |
| Owner occupied                | 69%  |
| Company owned                 | 24%  |
| Median loan-to-value          | 9%   |

Typical ownership tenure

**7.8 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>29,209</b>              |
| Density                          | <b>46 / mi<sup>2</sup></b> |
| Median household income          | <b>\$56K</b>               |
| Average household income         | <b>\$73K</b>               |
| Crime index (US avg 100)         | <b>114</b>                 |
| Air pollution index (US avg 100) | <b>145</b>                 |
| Earthquake index (US avg 100)    | <b>43</b>                  |
| Homes occupied                   | <b>86%</b>                 |
| Bachelor's or higher             | <b>15%</b>                 |
| Poverty rate                     | <b>16.9%</b>               |
| Unemployment                     | <b>1.1%</b>                |
| Average temp                     | <b>57°F</b>                |
| Annual precip                    | <b>46 in</b>               |
| Sunshine                         | <b>61%</b>                 |

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.