

Chicot County, AR

County · AR · Arkansas

BALANCED MARKET

\$193K

MEDIAN SALE PRICE

+116.0%

1-YR CHANGE

44

SALES (12 MO)

\$71K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



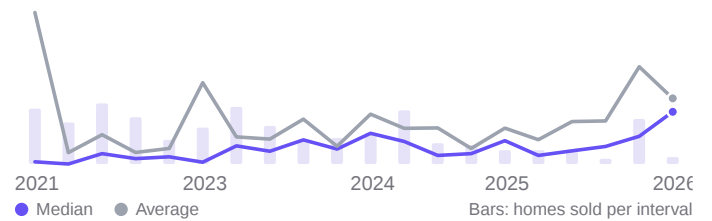
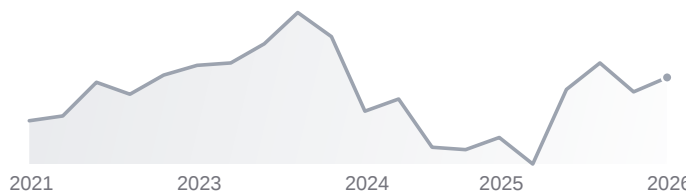
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$230K · Average \$277K

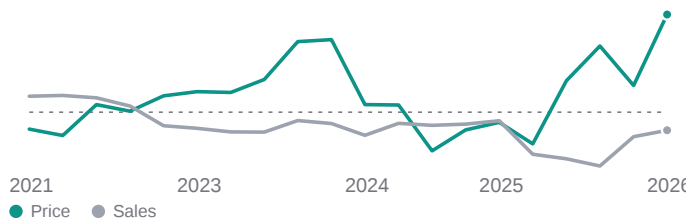


Growth (year over year)

Price +116.0% · Sales -21.4%

Price per square foot

\$153/ft²

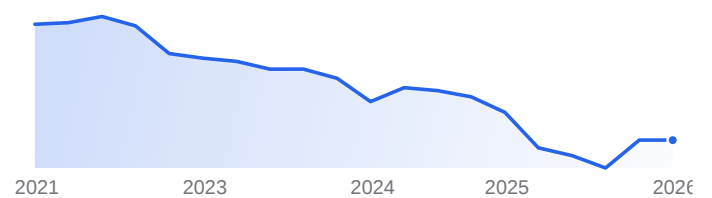


Sale premium vs estimated value

+13.2%

Annual turnover (share of homes sold)

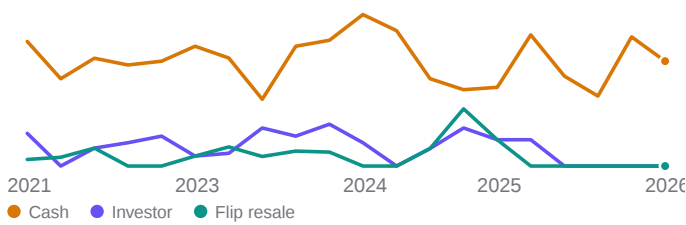
0.9%



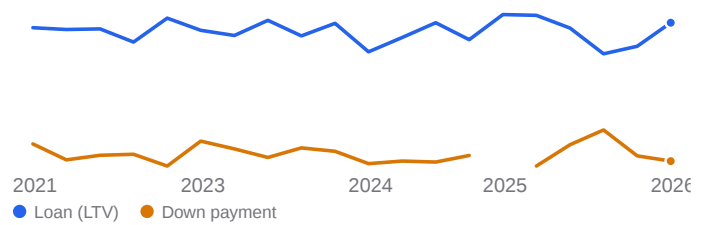
BUYERS & OUTCOMES

Buyer mix

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

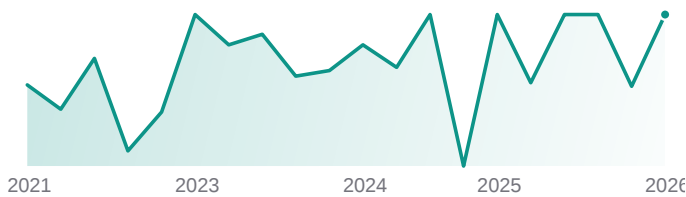


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



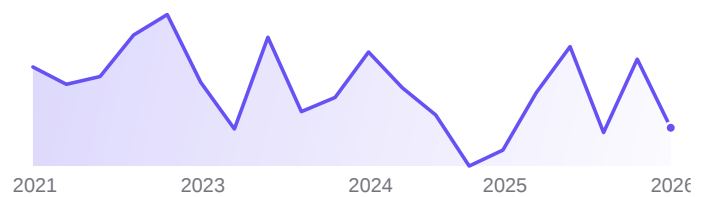
Sellers who sold at a gain

100%



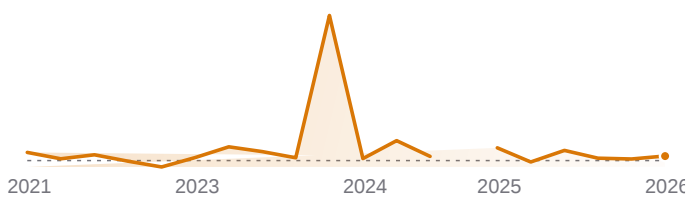
Typical hold before selling

2.5 yrs



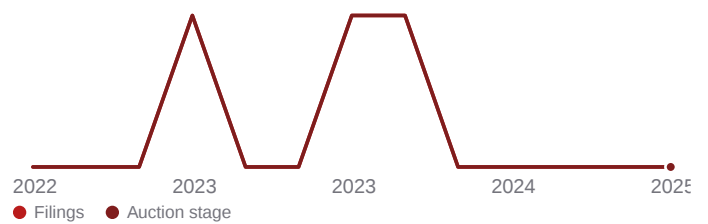
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,062
Median value (AVM)	\$71K
Median size	1,389 ft²
Median year built	1992
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	4.6%
Owner occupied	67%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	9,289
Density	15 / mi²
Median household income	\$42K
Average household income	\$68K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	138
Earthquake index (US avg 100)	59
Homes occupied	78%
Bachelor's or higher	15%
Poverty rate	21.3%
Unemployment	1.3%
Average temp	64°F
Annual precip	56 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.