

Clark County, AR

County · AR · Arkansas

BUYER'S MARKET

\$174K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

146

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



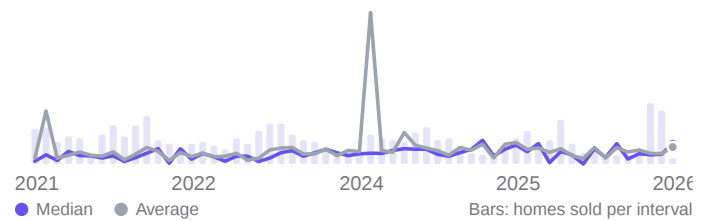
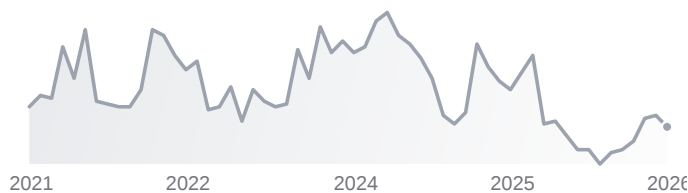
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$225K · Average \$202K

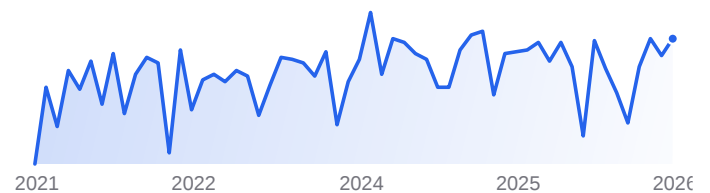
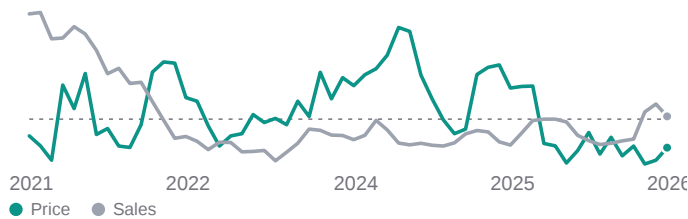


Growth (year over year)

Price -14.4% · Sales +1.4%

Price per square foot

\$112/ft²

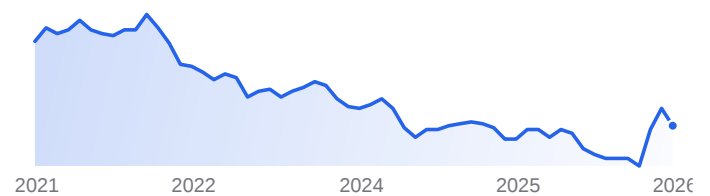
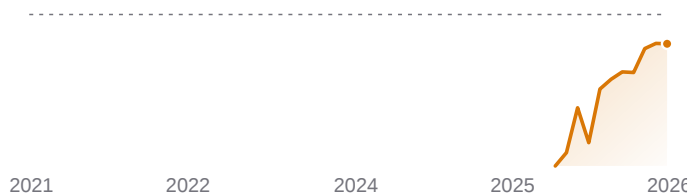


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

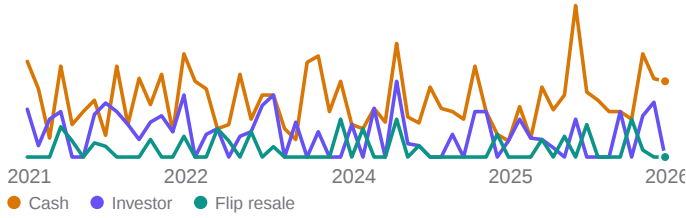
1.7%



BUYERS & OUTCOMES

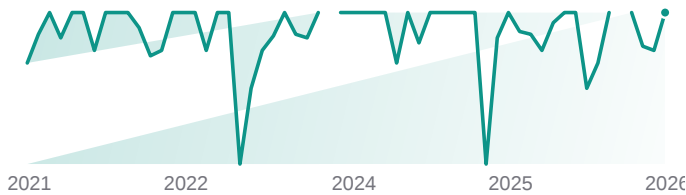
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



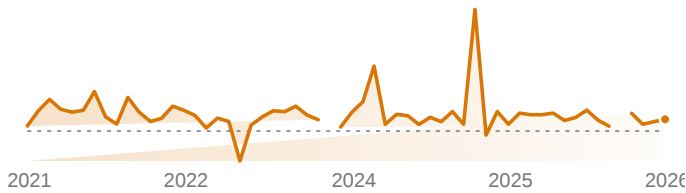
Sellers who sold at a gain

100%

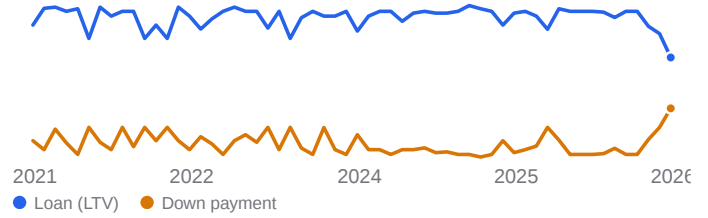


Median annualized return at resale

+5.4%

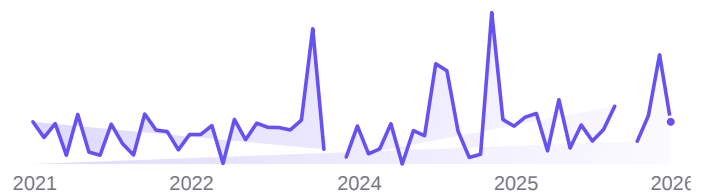


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



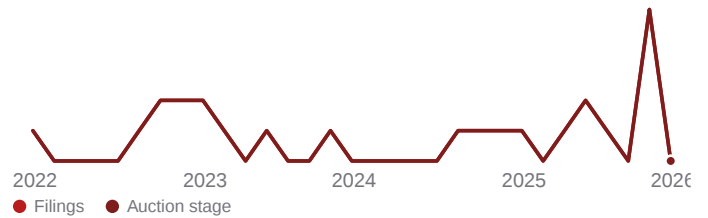
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,777
Median value (AVM)	\$151K
Median size	1,461 ft²
Median year built	1998
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	4.0%
Owner occupied	70%
Company owned	14%
Median loan-to-value	39%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	21,158
Density	24 / mi²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	144
Earthquake index (US avg 100)	60
Homes occupied	79%
Bachelor's or higher	15%
Poverty rate	16.9%
Unemployment	1.1%
Average temp	62°F
Annual precip	54 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.