

Cleburne County, AR

County · AR · Arkansas

BALANCED MARKET

\$229K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

526

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



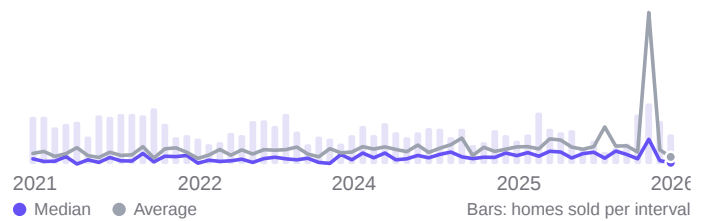
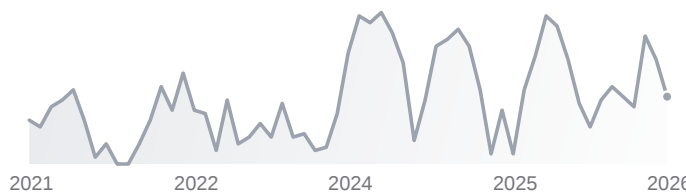
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$146K · Average \$203K

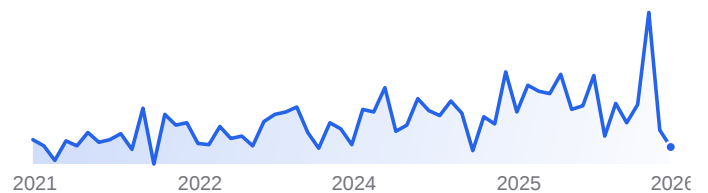
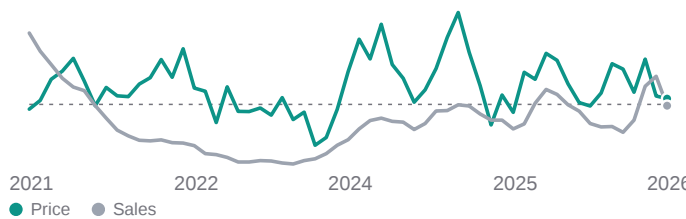


Growth (year over year)

Price +2.6% · Sales -0.6%

Price per square foot

\$113/ft²

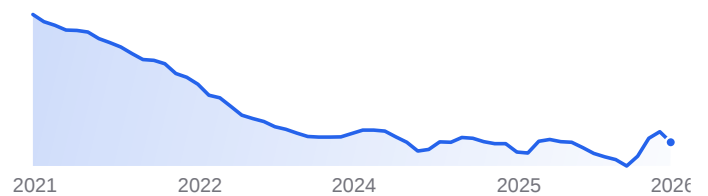
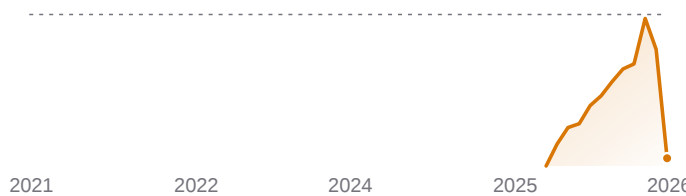


Sale premium vs estimated value

-8.0%

Annual turnover (share of homes sold)

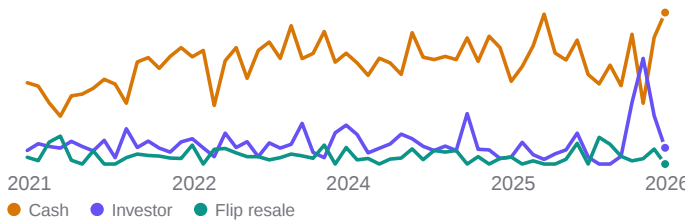
3.2%



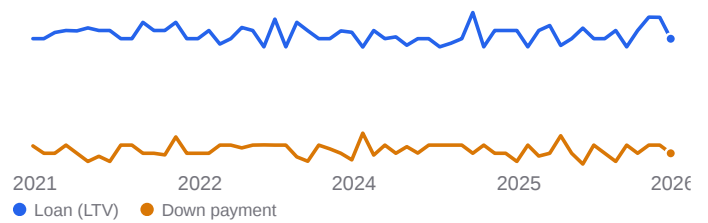
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 7.1% · Flip resale 0%

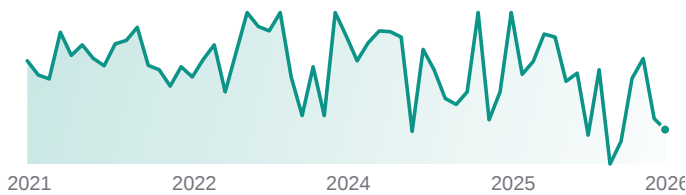


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



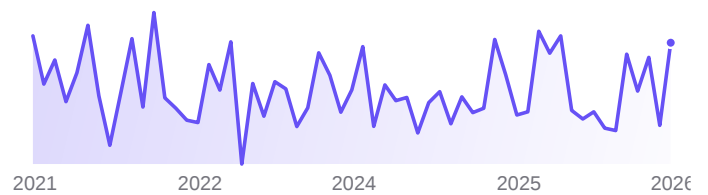
Sellers who sold at a gain

77%



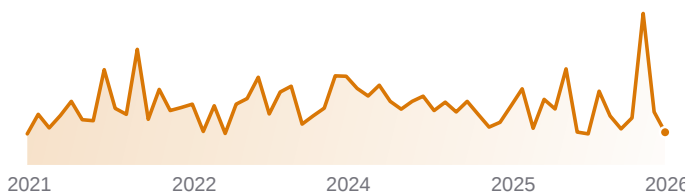
Typical hold before selling

7.8 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	16,532
Median value (AVM)	\$259K
Median size	1,508 ft²
Median bedrooms	10
Median year built	1988
Single family	64%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.3%
Owner occupied	57%
Company owned	21%
Median loan-to-value	19%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	25,894
Density	47 / mi²
Median household income	\$55K
Average household income	\$74K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	155
Earthquake index (US avg 100)	137
Homes occupied	69%
Bachelor's or higher	12%
Poverty rate	12.4%
Unemployment	0.9%
Average temp	59°F
Annual precip	51 in
Sunshine	73%

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.