

Cleveland County, AR

County · AR · Arkansas

BUYER'S MARKET

\$113K

MEDIAN SALE PRICE

-13.5%

1-YR CHANGE

48

SALES (12 MO)

\$130K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



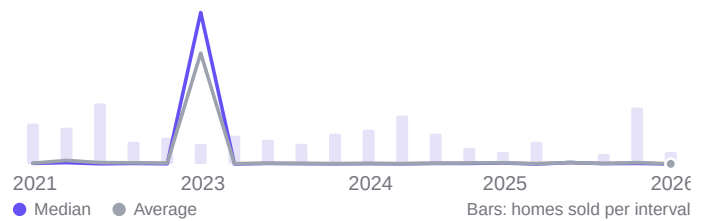
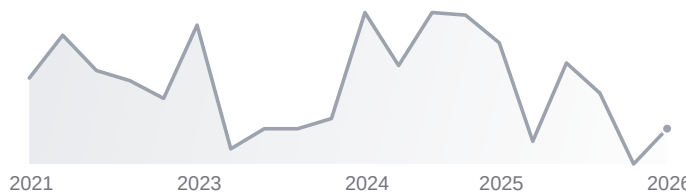
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$46K · Average \$72K

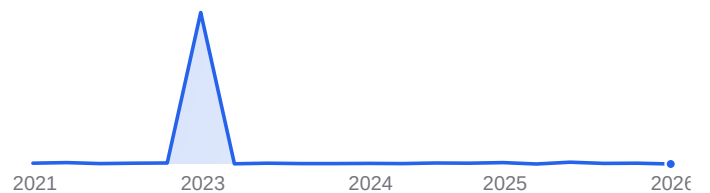
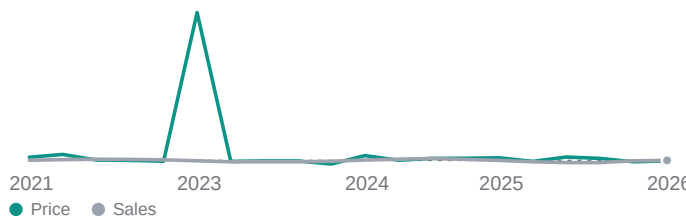


Growth (year over year)

Price -13.5% · Sales +0.0%

Price per square foot

\$34/ft²

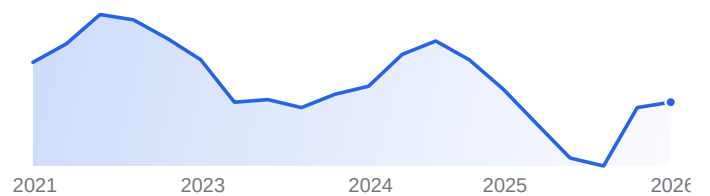


Sale premium vs estimated value

-21.1%

Annual turnover (share of homes sold)

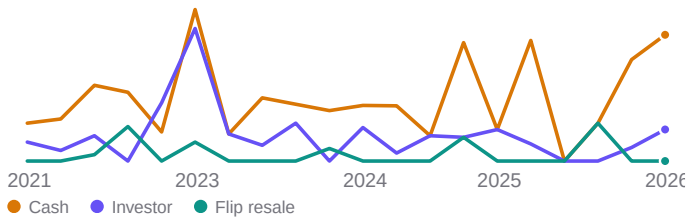
1.2%



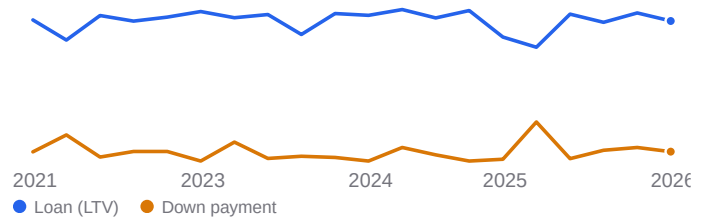
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 17% · Flip resale 0%

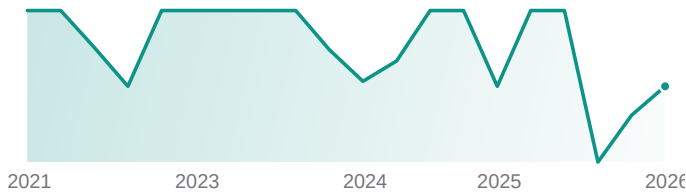


Financing (share of purchase price) Loan (LTV) 92% · Down payment 7.9%



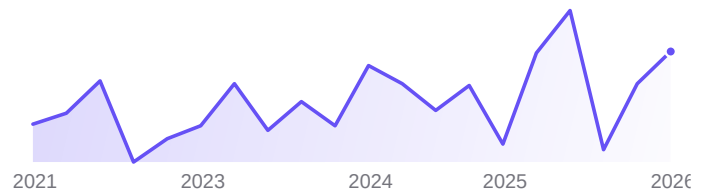
Sellers who sold at a gain

50%



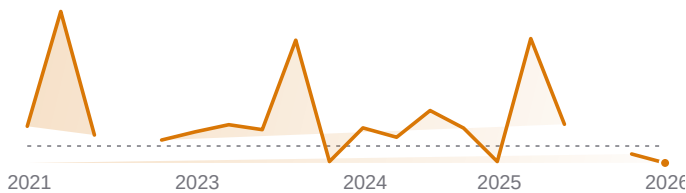
Typical hold before selling

6.1 yrs



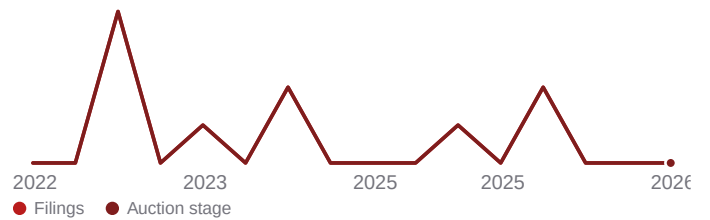
Median annualized return at resale

-5.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,088
Median value (AVM)	\$130K
Median size	1,500 ft²
Median year built	1995
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	4.9%
Owner occupied	61%
Company owned	13%
Median loan-to-value	31%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	7,405
Density	12 / mi²
Median household income	\$53K
Average household income	\$72K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	152
Earthquake index (US avg 100)	66
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	14.4%
Unemployment	0.8%
Average temp	63°F
Annual precip	54 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.