

Conway County, AR

County · AR · Arkansas

BALANCED MARKET

\$171K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

172

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



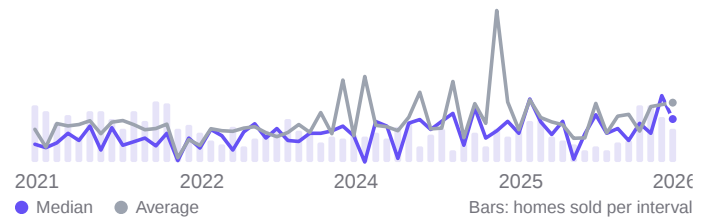
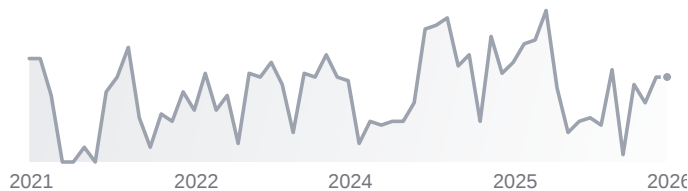
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$165K · Average \$199K

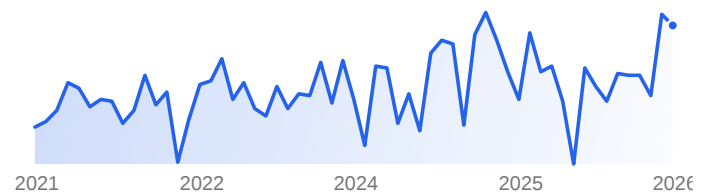
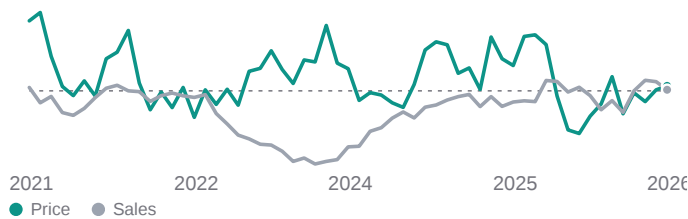


Growth (year over year)

Price +2.6% · Sales +0.6%

Price per square foot

\$126/ft²

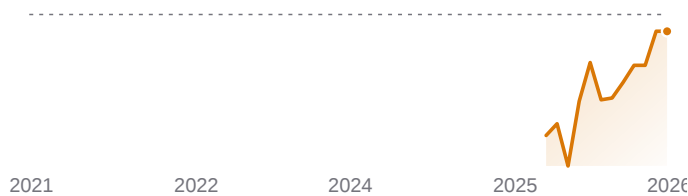


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

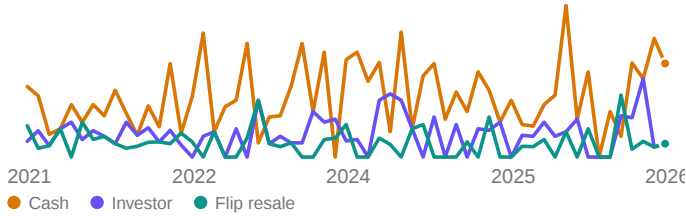
1.8%



BUYERS & OUTCOMES

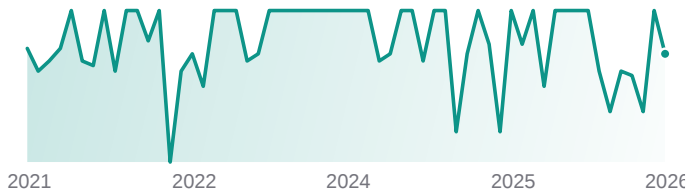
Buyer mix

Cash 41% · Investor 5.9% · Flip resale 5.9%



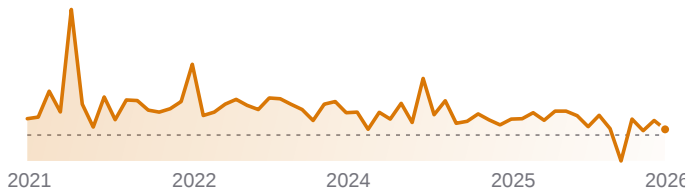
Sellers who sold at a gain

86%

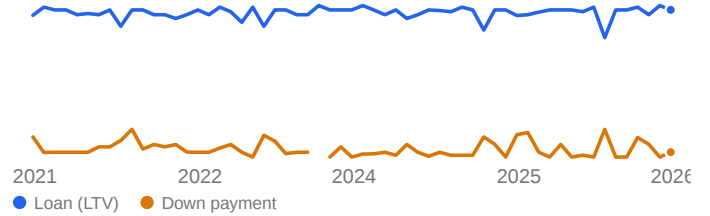


Median annualized return at resale

+2.2%

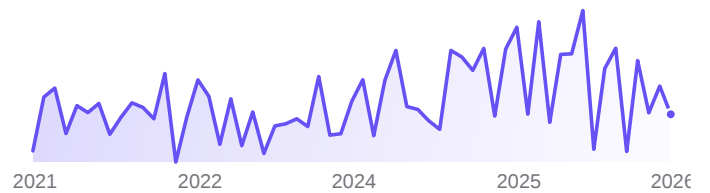


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



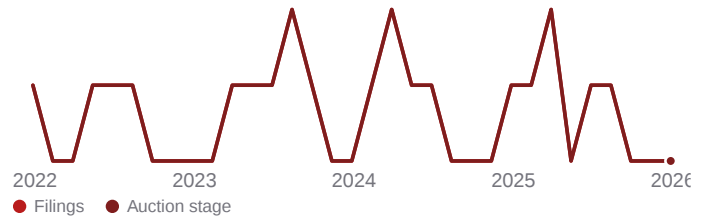
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,591
Median value (AVM)	\$171K
Median size	1,440 ft²
Median bedrooms	2
Median year built	1980
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.3%
Owner occupied	77%
Company owned	13%
Median loan-to-value	22%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	21,586
Density	39 / mi²
Median household income	\$52K
Average household income	\$72K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	150
Earthquake index (US avg 100)	93
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	24.8%
Unemployment	1.0%
Average temp	61°F
Annual precip	49 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.