

Cross County, AR

County · AR · Arkansas

BALANCED MARKET

\$150K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

190

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

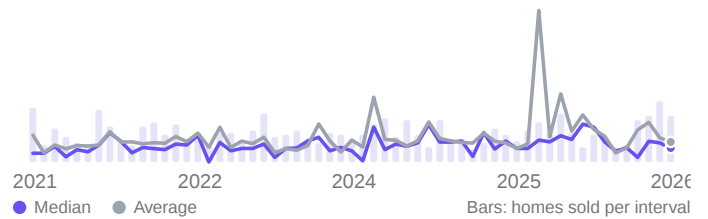
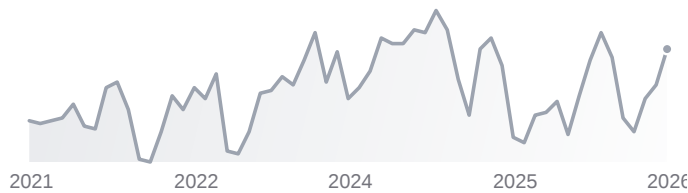
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$133K · Average \$159K

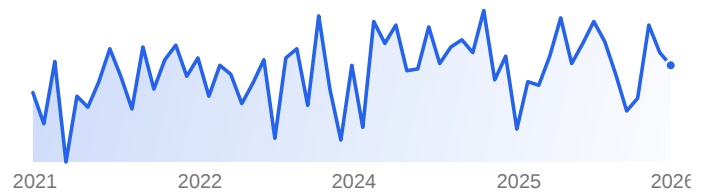
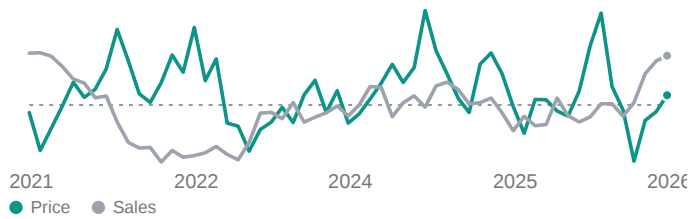


Growth (year over year)

Price +5.3% · Sales +26.7%

Price per square foot

\$95/ft²

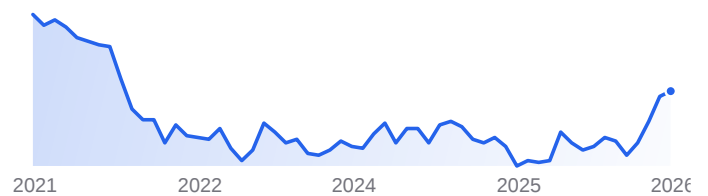
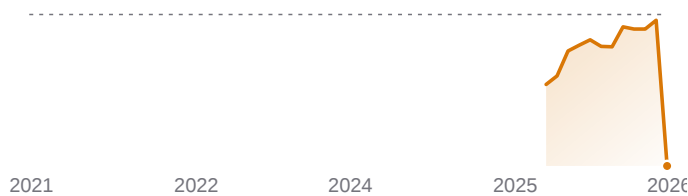


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

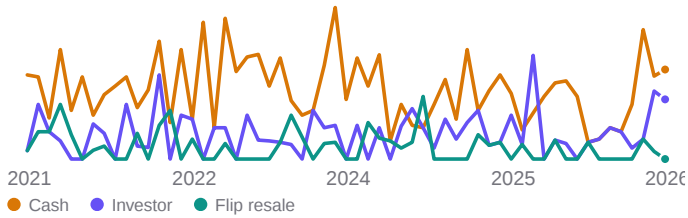
2.7%



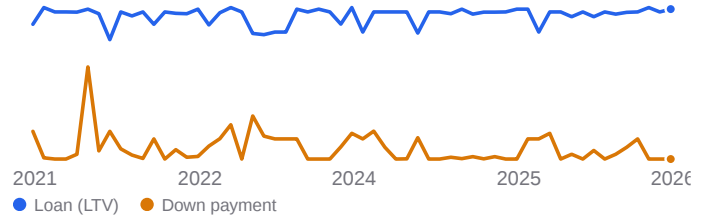
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 27% · Flip resale 0%

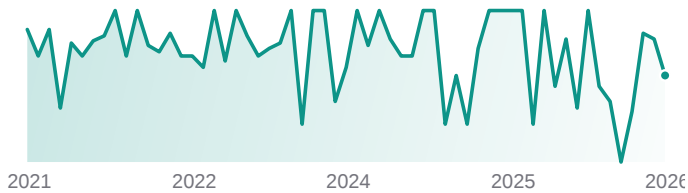


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



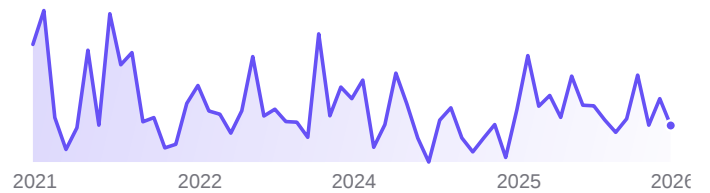
Sellers who sold at a gain

71%



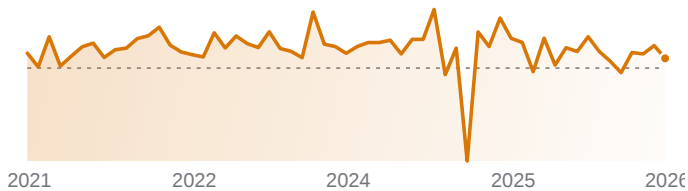
Typical hold before selling

3.7 yrs



Median annualized return at resale

+2.5%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,976
Median value (AVM)	\$148K
Median size	1,456 ft²
Median bedrooms	1
Median year built	1978
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.8%
Owner occupied	70%
Company owned	14%
Median loan-to-value	38%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	16,205
Density	26 / mi²
Median household income	\$50K
Average household income	\$70K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	180
Earthquake index (US avg 100)	455
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	24.4%
Unemployment	1.1%
Average temp	61°F
Annual precip	50 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.