

Dallas County, AR

County · AR · Arkansas

STRONG BUYER'S MARKET

\$85K

MEDIAN SALE PRICE

-25.8%

1-YR CHANGE

34

SALES (12 MO)

\$71K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 5 / 100



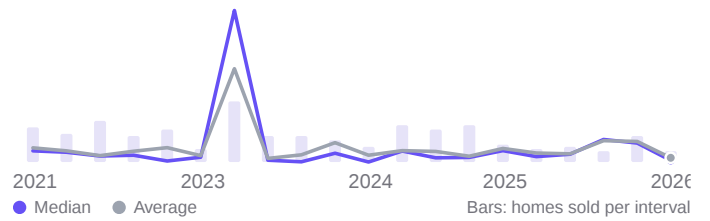
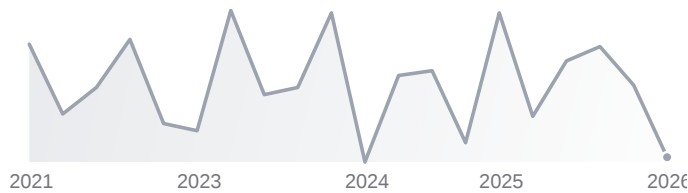
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

5 / 100

Sale prices

Median \$44K · Average \$62K

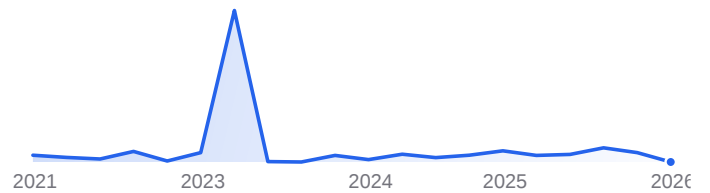
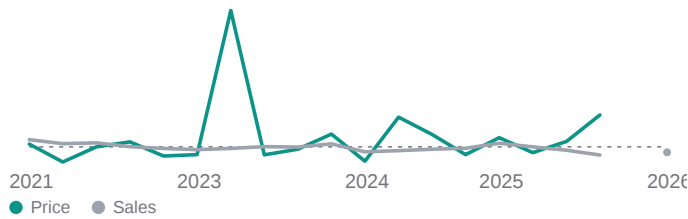


Growth (year over year)

Price -25.8% · Sales -35.8%

Price per square foot

\$22/ft²

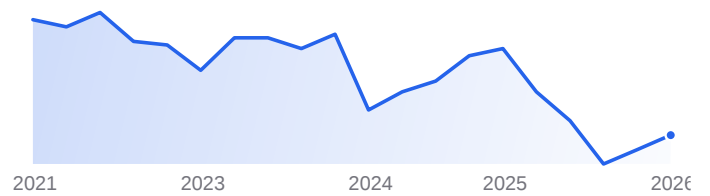


Sale premium vs estimated value

-32.1%

Annual turnover (share of homes sold)

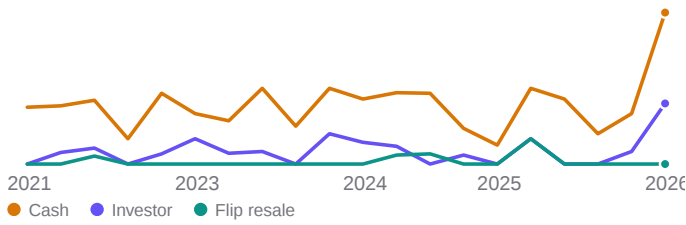
0.9%



BUYERS & OUTCOMES

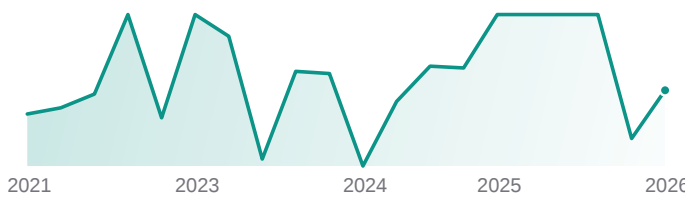
Buyer mix

Cash 100% · Investor 40% · Flip resale 0%



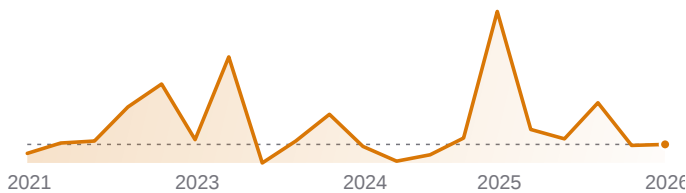
Sellers who sold at a gain

67%

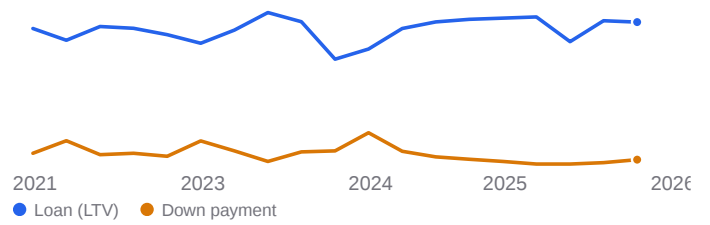


Median annualized return at resale

+0.1%

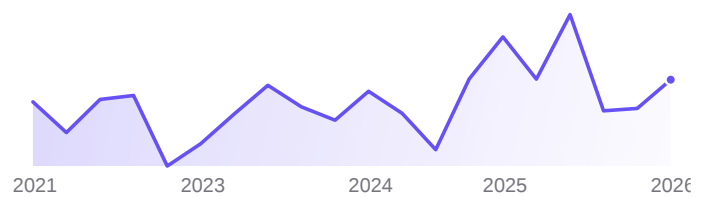


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



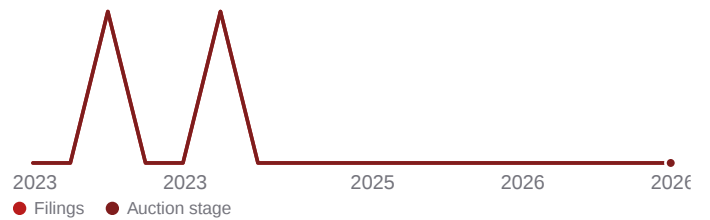
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,652
Median value (AVM)	\$71K
Median size	1,416 ft²
Median year built	1985
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	5.2%
Owner occupied	64%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	6,108
Density	9 / mi²
Median household income	\$47K
Average household income	\$62K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	148
Earthquake index (US avg 100)	62
Homes occupied	79%
Bachelor's or higher	8%
Poverty rate	11.6%
Unemployment	0.9%
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.