

Franklin County, AR

County · AR · Arkansas

BALANCED MARKET

\$164K

MEDIAN SALE PRICE

+16.1%

1-YR CHANGE

206

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

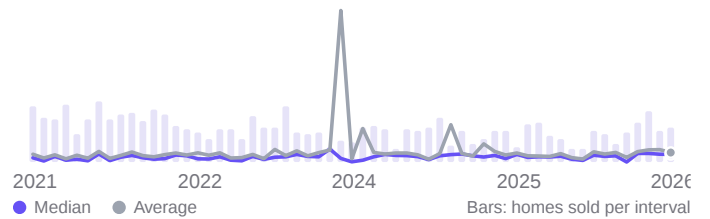
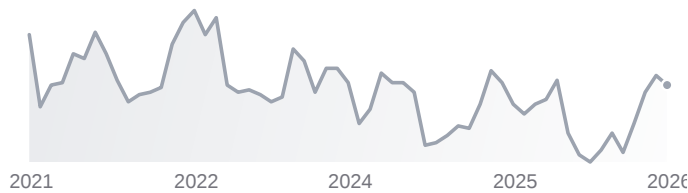
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$160K · Average \$180K

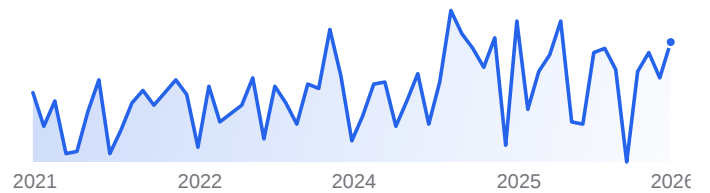
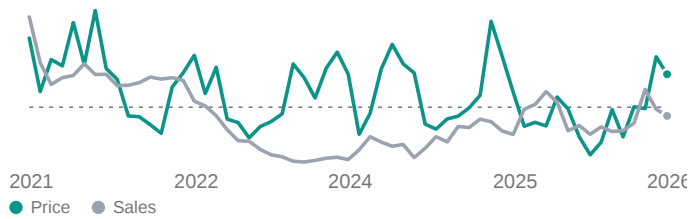


Growth (year over year)

Price +16.1% · Sales -4.2%

Price per square foot

\$118/ft²

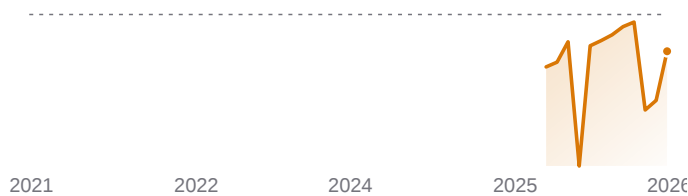


Sale premium vs estimated value

-5.8%

Annual turnover (share of homes sold)

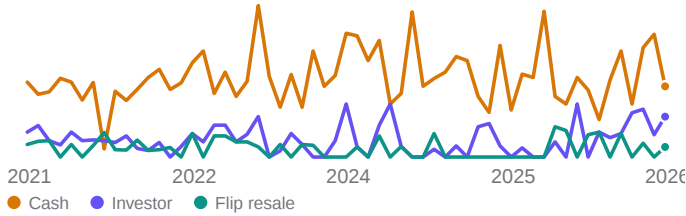
2.6%



BUYERS & OUTCOMES

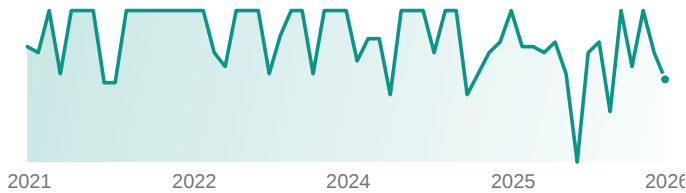
Buyer mix

Cash 33% · Investor 19% · Flip resale 4.8%



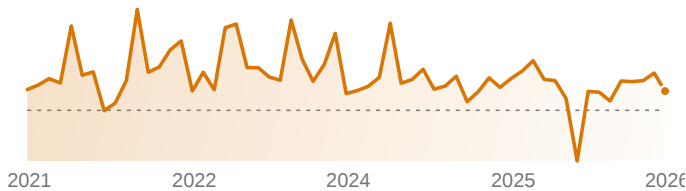
Sellers who sold at a gain

73%

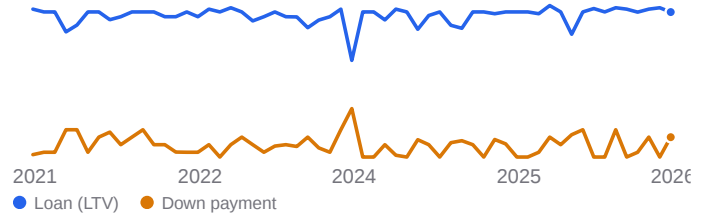


Median annualized return at resale

+4.9%

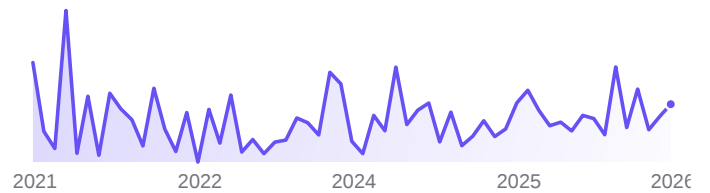


Financing (share of purchase price) Loan (LTV) 98% · Down payment 15%



Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,798
Median value (AVM)	\$153K
Median size	1,432 ft²
Median year built	1986
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.5%
Owner occupied	75%
Company owned	13%
Median loan-to-value	10%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	17,762
Density	29 / mi²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	45
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	15.7%
Unemployment	0.9%
Average temp	61°F
Annual precip	48 in
Sunshine	61%

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.