

Independence County, AR

County · AR · Arkansas

BUYER'S MARKET

\$158K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

454

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



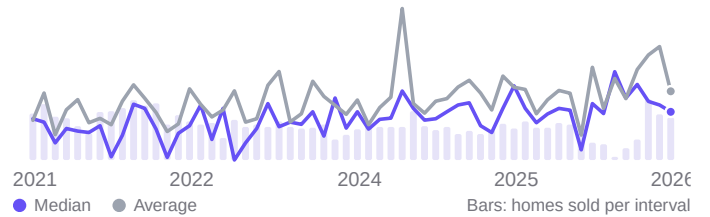
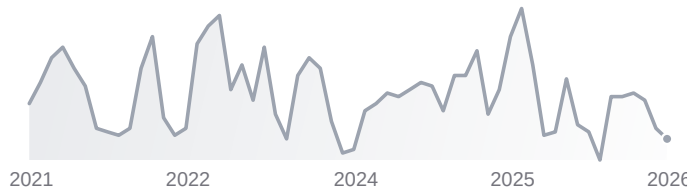
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$150K · Average \$180K

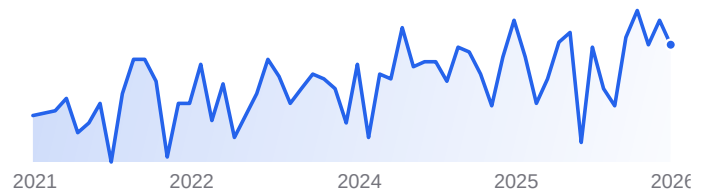
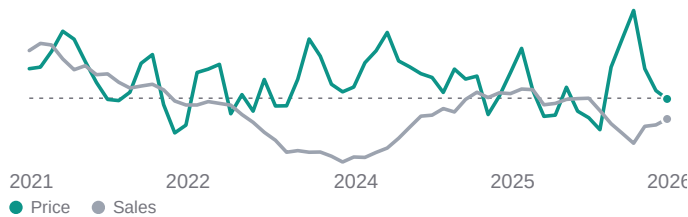


Growth (year over year)

Price -0.4% · Sales -9.6%

Price per square foot

\$106/ft²

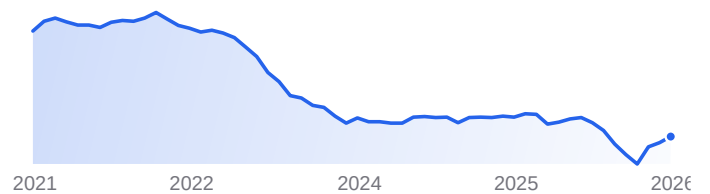
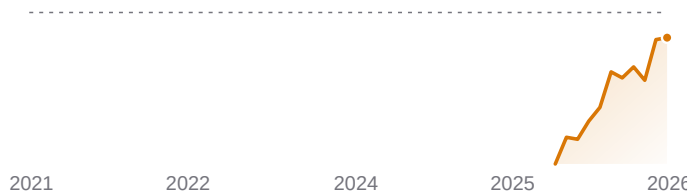


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

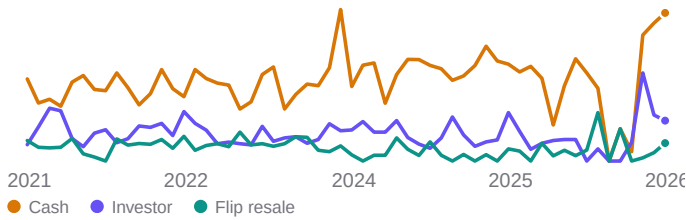
3.0%



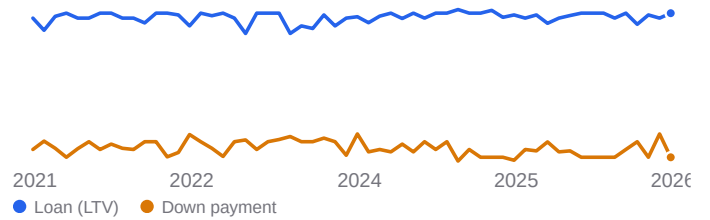
BUYERS & OUTCOMES

Buyer mix

Cash 61% · Investor 17% · Flip resale 7.4%

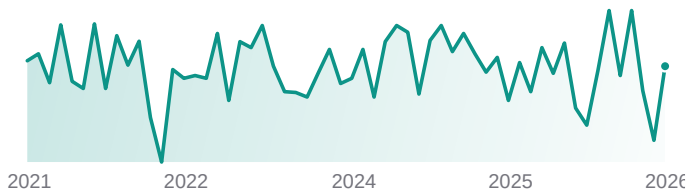


Financing (share of purchase price) Loan (LTV) 98% · Down payment 4.9%



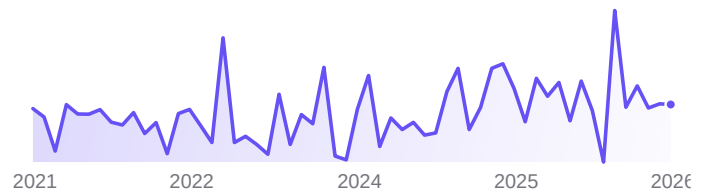
Sellers who sold at a gain

86%



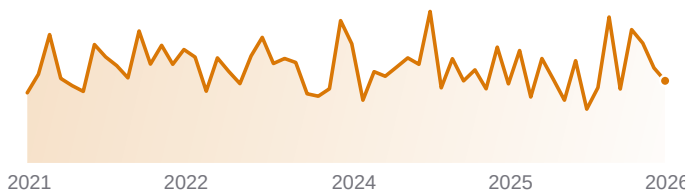
Typical hold before selling

4.9 yrs



Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,202
Median value (AVM)	\$154K
Median size	1,467 ft²
Median bedrooms	4
Median year built	1998
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.9%
Owner occupied	73%
Company owned	14%
Median loan-to-value	21%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	38,523
Density	50 / mi²
Median household income	\$53K
Average household income	\$73K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	156
Earthquake index (US avg 100)	175
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	22.2%
Unemployment	0.9%
Average temp	60°F
Annual precip	48 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.