

Izard County, AR

County · AR · Arkansas

BALANCED MARKET

\$160K

MEDIAN SALE PRICE

+20.9%

1-YR CHANGE

189

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



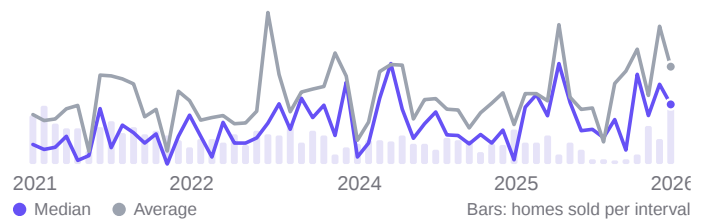
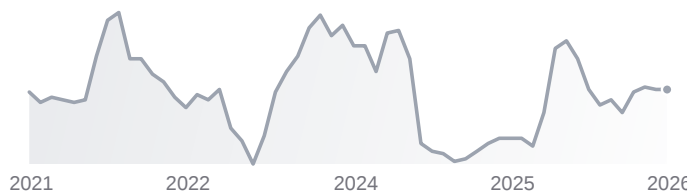
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$156K · Average \$211K

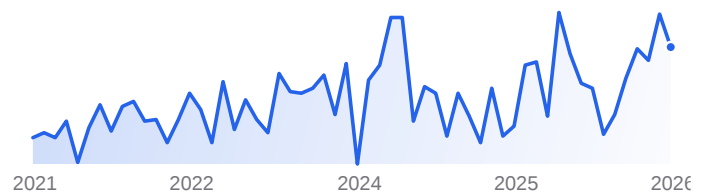
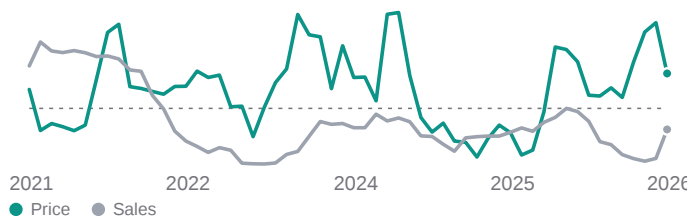


Growth (year over year)

Price +20.9% · Sales -12.5%

Price per square foot

\$127/ft²

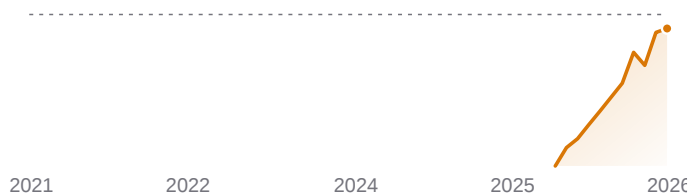


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

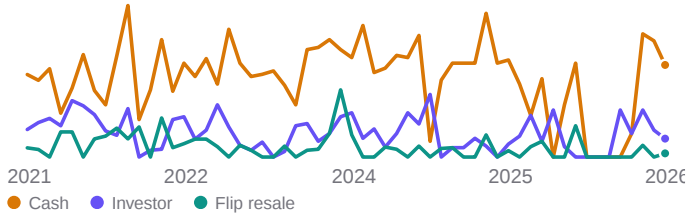
2.5%



BUYERS & OUTCOMES

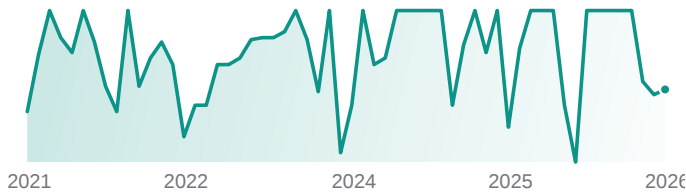
Buyer mix

Cash 49% · Investor 9.8% · Flip resale 2.0%



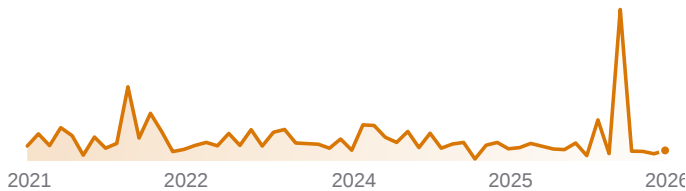
Sellers who sold at a gain

79%

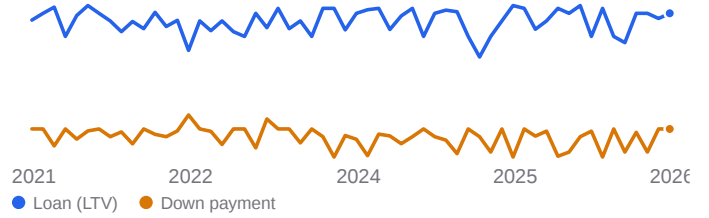


Median annualized return at resale

+7.0%

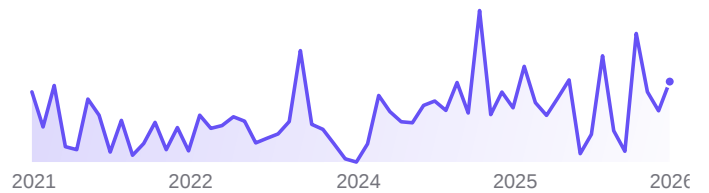


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



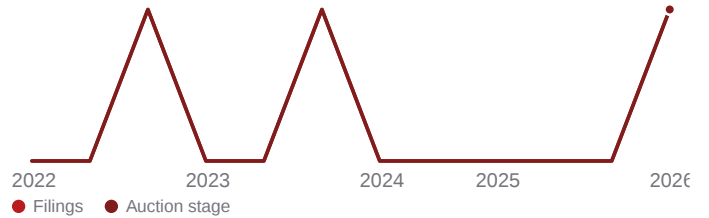
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,442
Median value (AVM)	\$151K
Median size	1,319 ft²
Median year built	1990
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.9%
Owner occupied	72%
Company owned	14%
Median loan-to-value	18%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	14,469
Density	25 / mi²
Median household income	\$48K
Average household income	\$65K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	144
Earthquake index (US avg 100)	121
Homes occupied	83%
Bachelor's or higher	13%
Poverty rate	22.8%
Unemployment	1.0%
Average temp	58°F
Annual precip	47 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.