

Jackson County, AR

County · AR · Arkansas

BUYER'S MARKET

\$84K

MEDIAN SALE PRICE

-29.0%

1-YR CHANGE

143

SALES (12 MO)

\$87K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



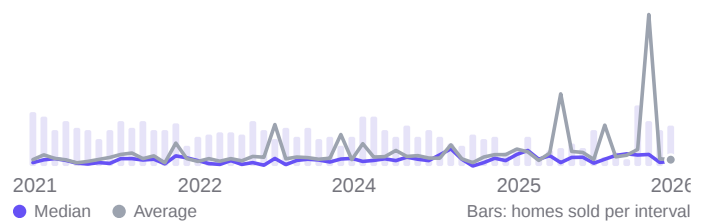
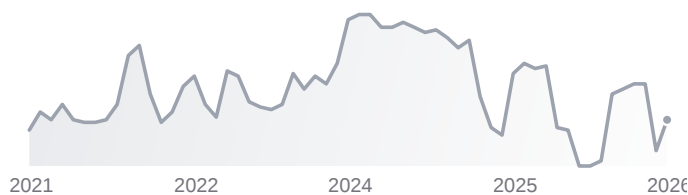
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$70K · Average \$82K

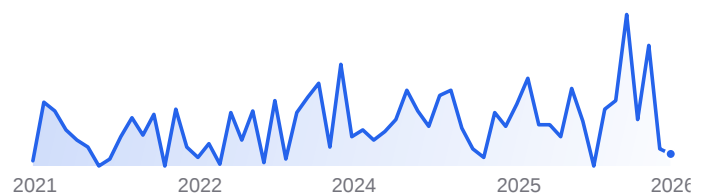
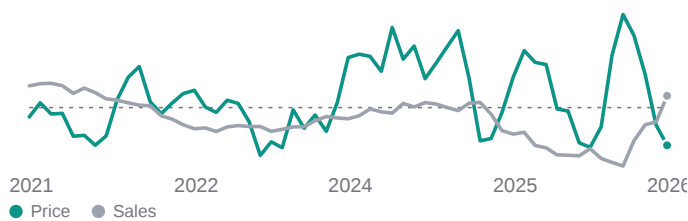


Growth (year over year)

Price -29.0% · Sales +9.2%

Price per square foot

\$41/ft²

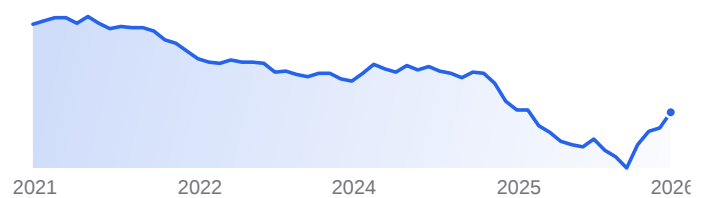
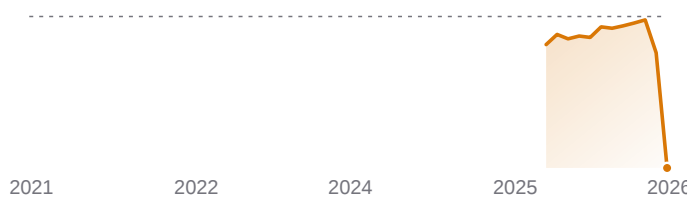


Sale premium vs estimated value

-26.9%

Annual turnover (share of homes sold)

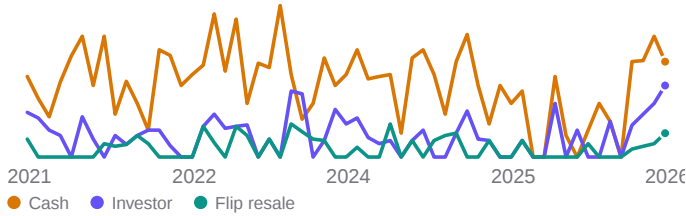
2.2%



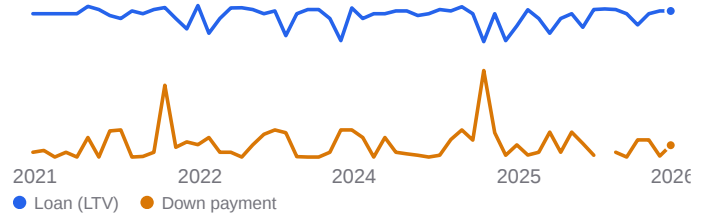
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 33% · Flip resale 11%

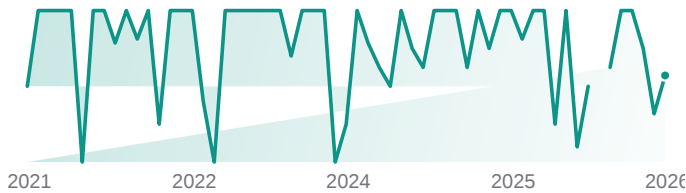


Financing (share of purchase price) Loan (LTV) 100% · Down payment 9.8%



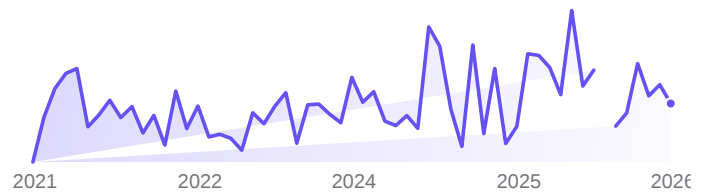
Sellers who sold at a gain

71%



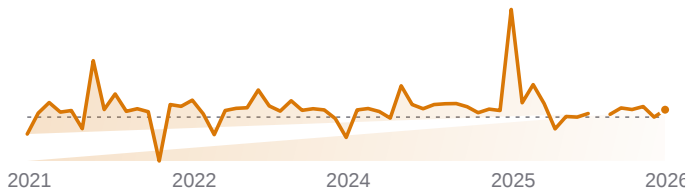
Typical hold before selling

3.2 yrs



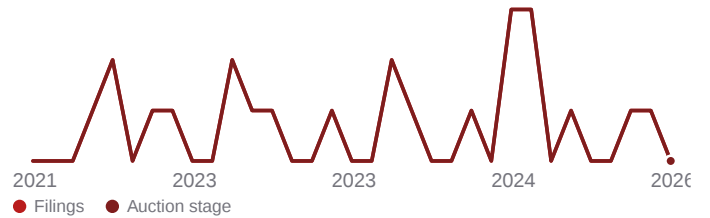
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,596
Median value (AVM)	\$87K
Median size	1,353 ft²
Median bedrooms	14
Median year built	1971
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.2%
Owner occupied	68%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	16,810
Density	27 / mi²
Median household income	\$44K
Average household income	\$62K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	168
Earthquake index (US avg 100)	275
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	17.1%
Unemployment	1.0%
Average temp	61°F
Annual precip	49 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.