

Montgomery County, AR

County · AR · Arkansas

BALANCED MARKET

\$193K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

120

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

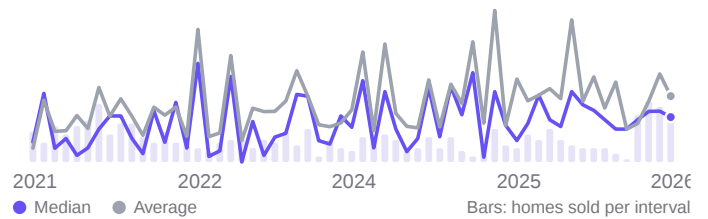
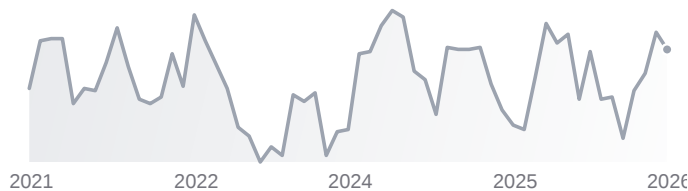
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$182K · Average \$238K

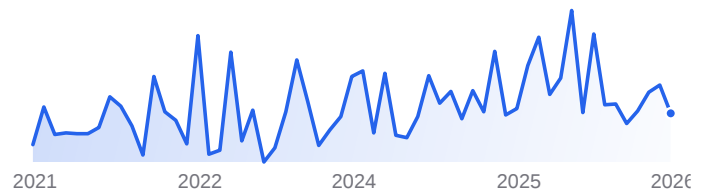
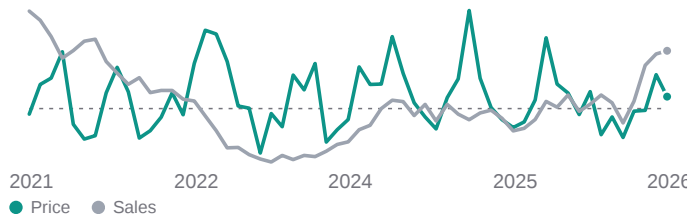


Growth (year over year)

Price +10.0% · Sales +48.1%

Price per square foot

\$105/ft²

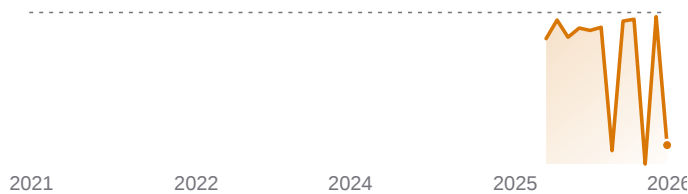


Sale premium vs estimated value

-8.7%

Annual turnover (share of homes sold)

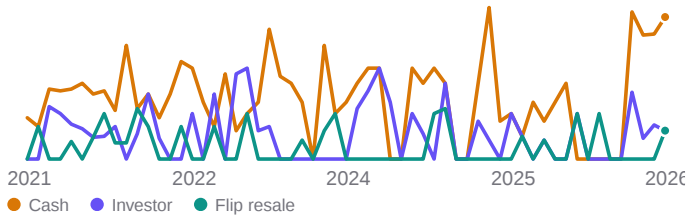
2.0%



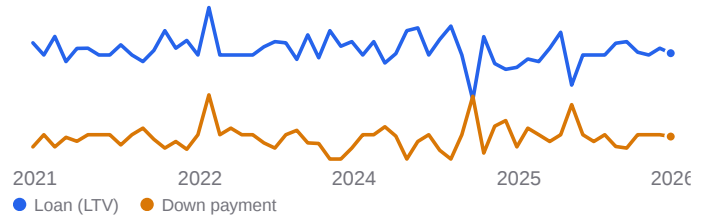
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 13% · Flip resale 13%

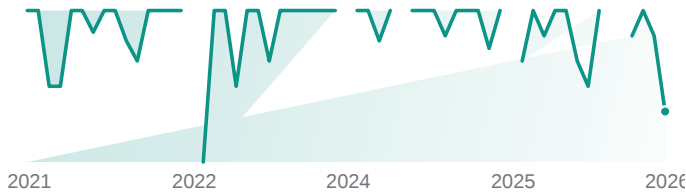


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



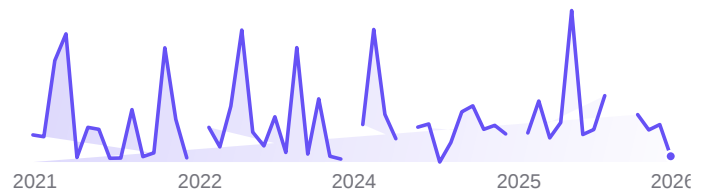
Sellers who sold at a gain

33%



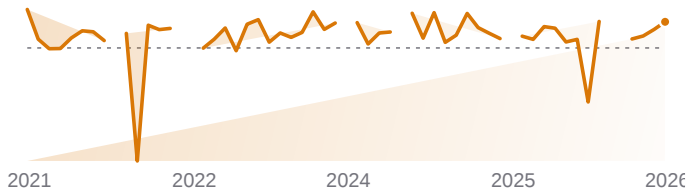
Typical hold before selling

0.9 yrs



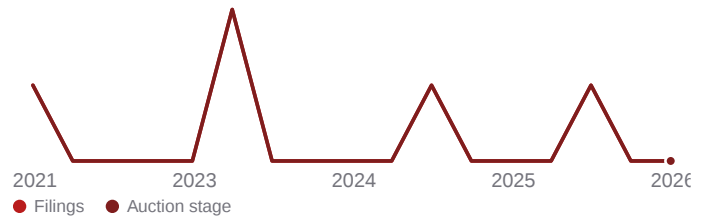
Median annualized return at resale

+14.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,881
Median value (AVM)	\$181K
Median size	1,308 ft²
Median year built	1986
Single family	36%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.9%
Owner occupied	61%
Company owned	14%
Median loan-to-value	27%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	8,582
Density	11 / mi²
Median household income	\$47K
Average household income	\$67K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	136
Earthquake index (US avg 100)	50
Homes occupied	65%
Bachelor's or higher	13%
Poverty rate	17.5%
Unemployment	0.9%
Average temp	60°F
Annual precip	57 in
Sunshine	62%

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.