

Ouachita County, AR

County · AR · Arkansas

BUYER'S MARKET

\$74K

MEDIAN SALE PRICE

-27.1%

1-YR CHANGE

235

SALES (12 MO)

\$92K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



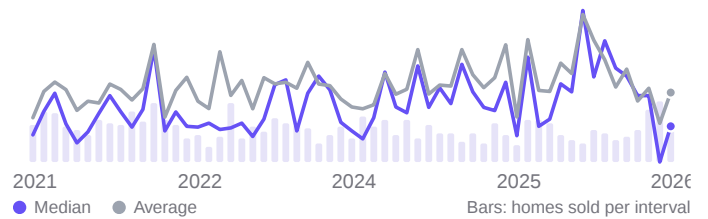
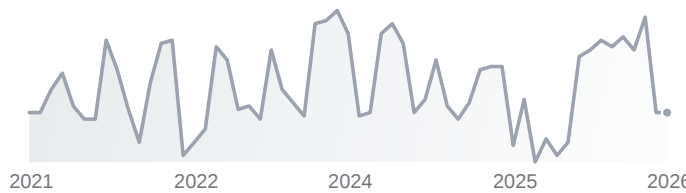
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$76K · Average \$119K

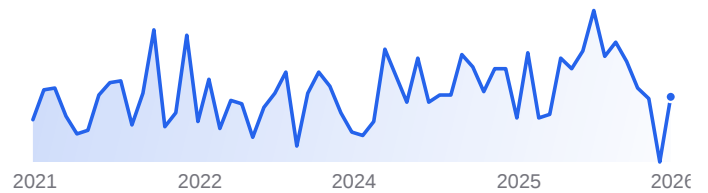
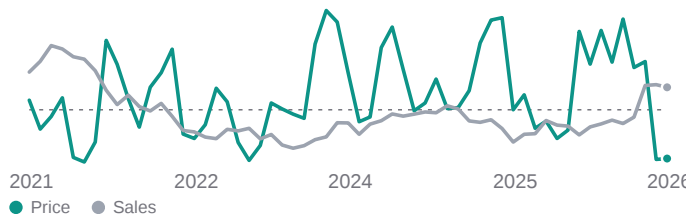


Growth (year over year)

Price -27.1% · Sales +12.4%

Price per square foot

\$65/ft²

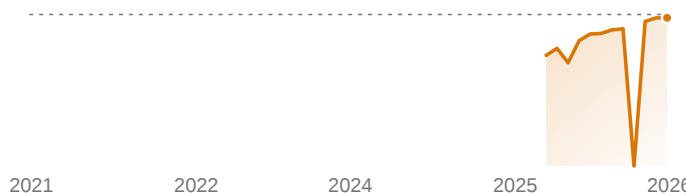


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

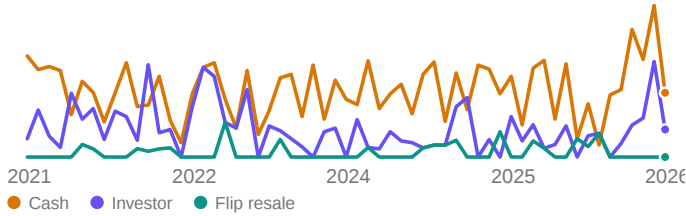
2.0%



BUYERS & OUTCOMES

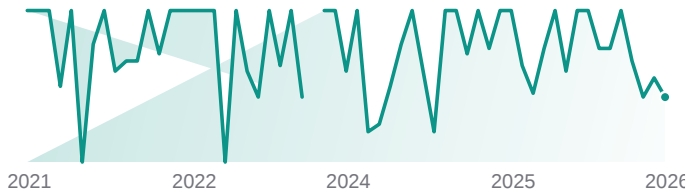
Buyer mix

Cash 32% · Investor 14% · Flip resale 0%



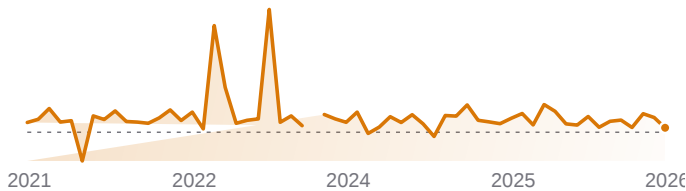
Sellers who sold at a gain

71%

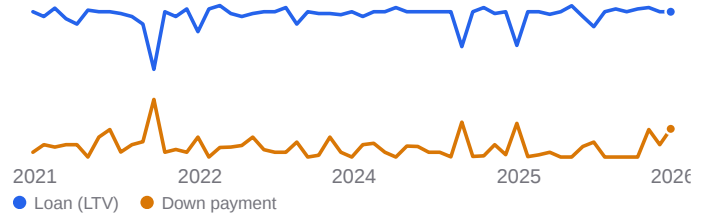


Median annualized return at resale

+2.6%

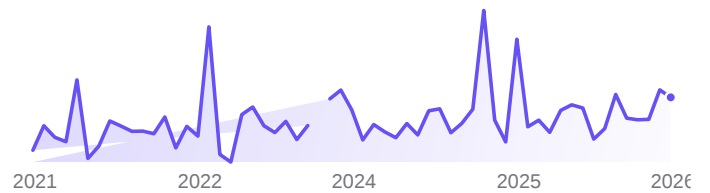


Financing (share of purchase price) Loan (LTV) 98% · Down payment 21%



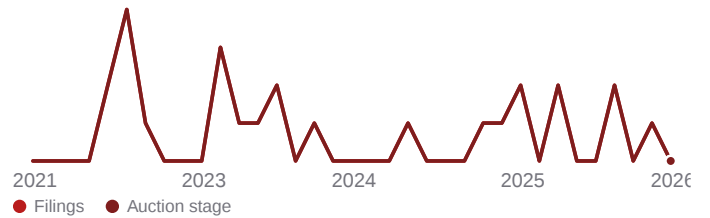
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,476
Median value (AVM)	\$92K
Median size	1,400 ft²
Median bedrooms	4
Median year built	1967
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.5%
Owner occupied	68%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	21,786
Density	30 / mi²
Median household income	\$51K
Average household income	\$66K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	142
Earthquake index (US avg 100)	50
Homes occupied	80%
Bachelor's or higher	12%
Poverty rate	16.3%
Unemployment	1.2%
Average temp	63°F
Annual precip	53 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.