

Perry County, AR

County · AR · Arkansas

BALANCED MARKET

\$187K

MEDIAN SALE PRICE

+63.5%

1-YR CHANGE

58

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



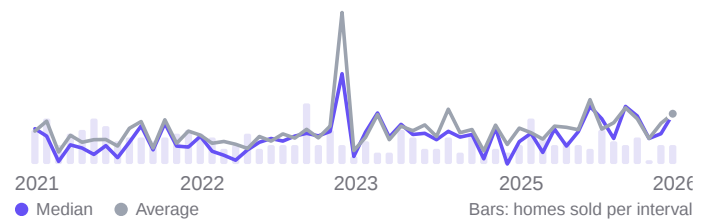
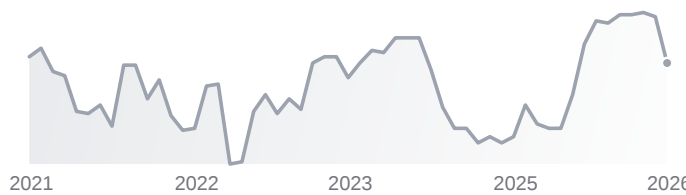
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$225K · Average \$227K

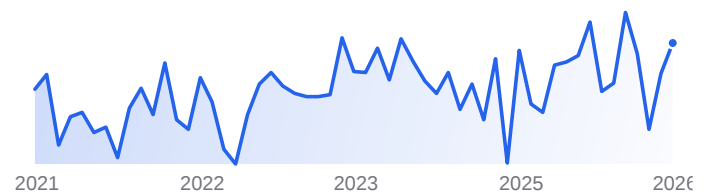
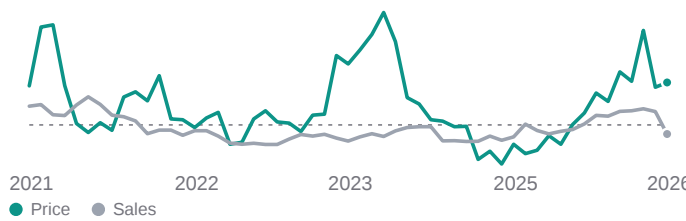


Growth (year over year)

Price +63.5% · Sales -13.4%

Price per square foot

\$139/ft²

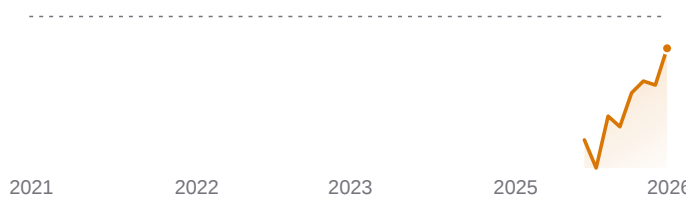


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

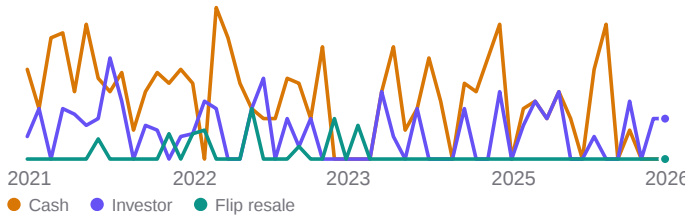
1.1%



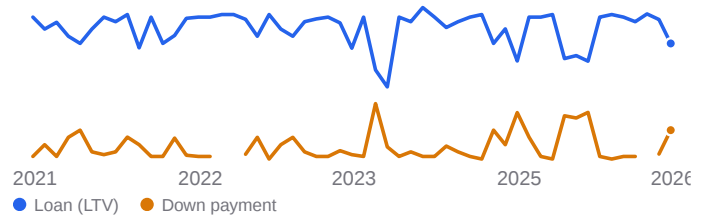
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 20% · Flip resale 0%

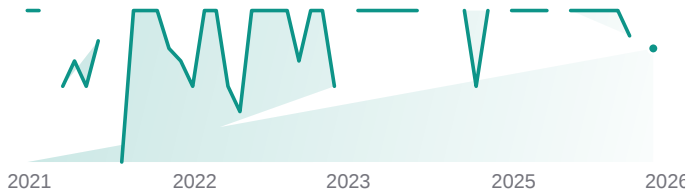


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



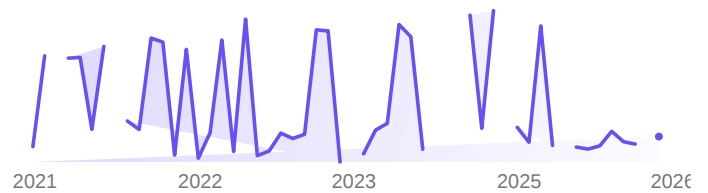
Sellers who sold at a gain

75%



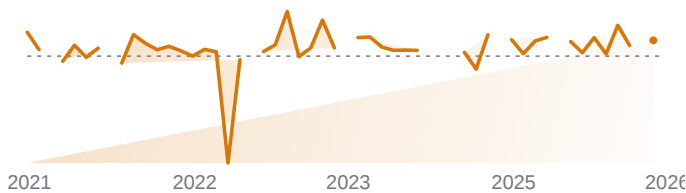
Typical hold before selling

3.3 yrs



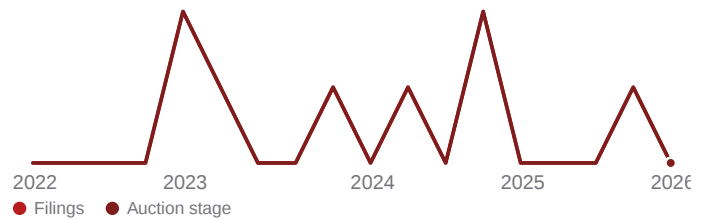
Median annualized return at resale

+8.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,056
Median value (AVM)	\$174K
Median size	1,364 ft²
Median year built	1986
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.2%
Owner occupied	74%
Company owned	11%
Median loan-to-value	7%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	10,342
Density	19 / mi²
Median household income	\$56K
Average household income	\$71K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	148
Earthquake index (US avg 100)	82
Homes occupied	85%
Bachelor's or higher	10%
Poverty rate	15.7%
Unemployment	1.1%
Average temp	61°F
Annual precip	51 in
Sunshine	73%

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