Pope County, AR

County · AR · Arkansas

BUYER'S MARKET

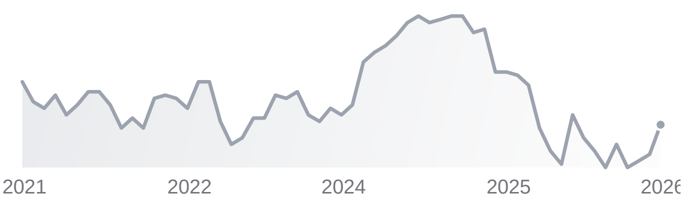
$184K	-6.7%	761	$198K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Buyer's market · 37 / 100

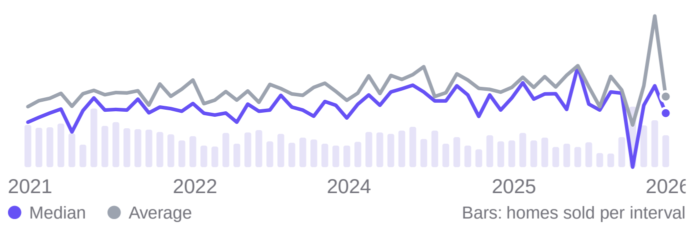
Buyer's market — Balanced — Seller's market

MARKET TRENDS (5 YEARS)

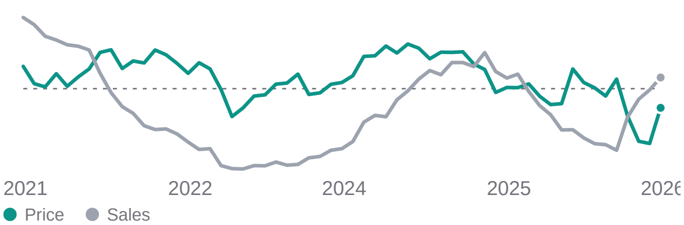
Market temperature (0–100) — 37 / 100



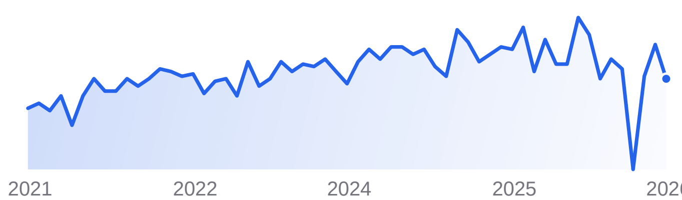
Sale prices — Median $165K · Average $192K



Growth (year over year) — Price -6.7% · Sales +4.0%

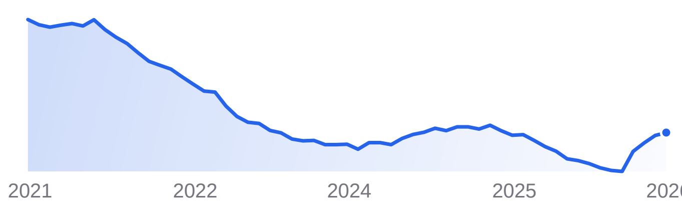


Price per square foot — $116/ft²



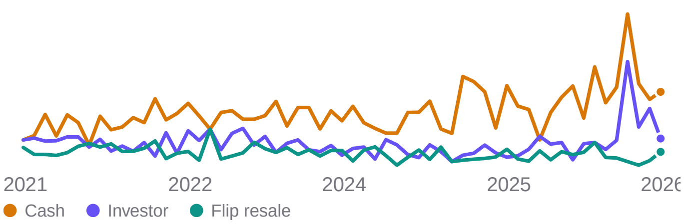
Sale premium vs estimated value — -1.1%

Annual turnover (share of homes sold) — 3.1%

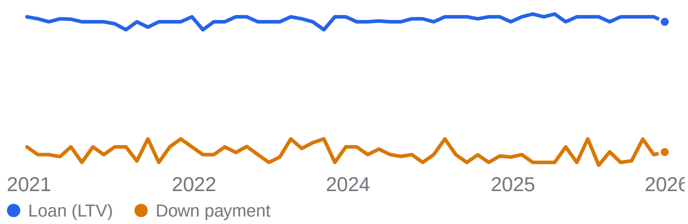


BUYERS & OUTCOMES

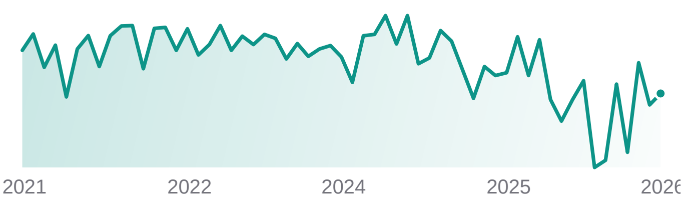
Buyer mix — Cash 32% · Investor 12% · Flip resale 5.9%



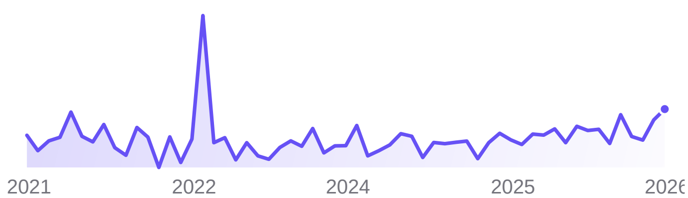
Financing (share of purchase price) — Loan (LTV) 95% · Down payment 12%



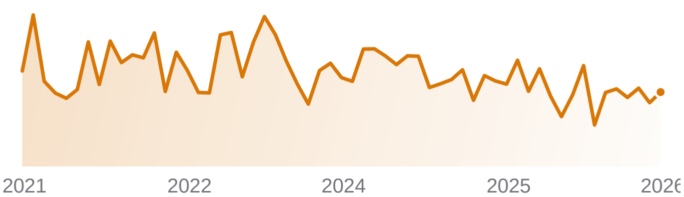
Sellers who sold at a gain — 82%



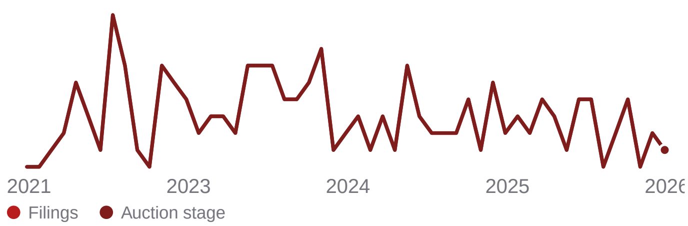
Typical hold before selling — 6.7 yrs



Median annualized return at resale — +4.8%



Preforeclosure filings — Filings 2 · Auction stage 2



HOUSING STOCK

Homes	**24,499**
Median value (AVM)	**$198K**
Median size	**1,557 ft²**
Median year built	**1986**
Single family	**73%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**58%**
Underwater (LTV 125% or more)	**2.2%**
Owner occupied	**71%**
Company owned	**17%**
Median loan-to-value	**43%**
Typical ownership tenure	**18.4 yrs**

COMMUNITY

Population	**65,232**
Density	**80 / mi²**
Median household income	**$53K**
Average household income	**$76K**
Crime index (US avg 100)	**113**
Air pollution index (US avg 100)	**139**
Earthquake index (US avg 100)	**66**
Homes occupied	**91%**
Bachelor's or higher	**16%**
Poverty rate	**18.0%**
Unemployment	**1.2%**
Average temp	**61°F**
Annual precip	**49 in**
Sunshine	**61%**

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.