

Pulaski County, AR

County · AR · Arkansas

BALANCED MARKET

\$213K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

5,814

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



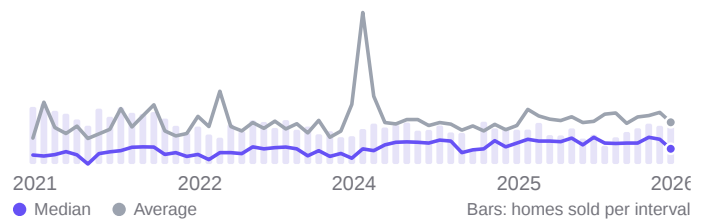
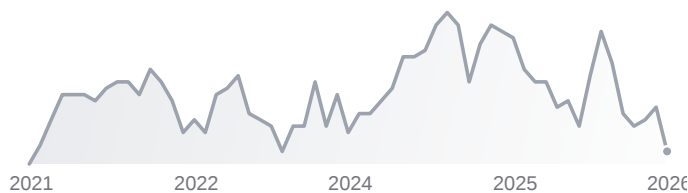
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$195K · Average \$265K

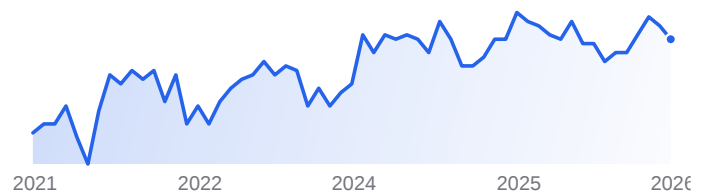
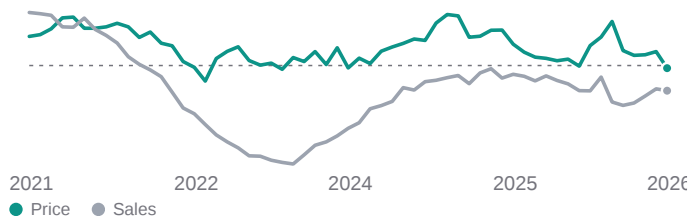


Growth (year over year)

Price -0.8% · Sales -7.2%

Price per square foot

\$130/ft²

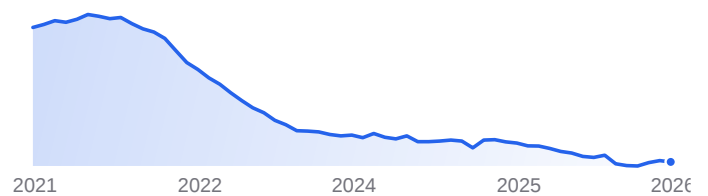
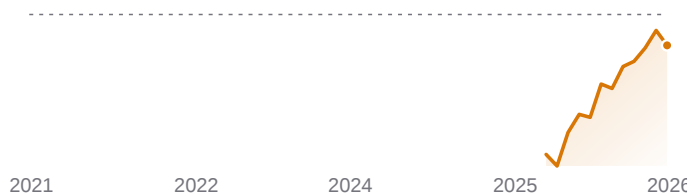


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

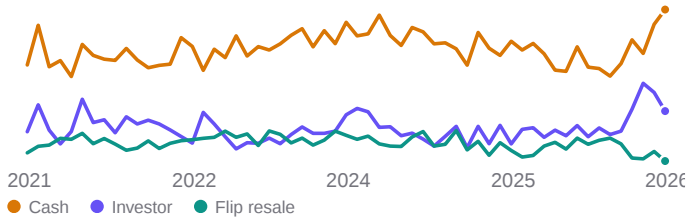
4.0%



BUYERS & OUTCOMES

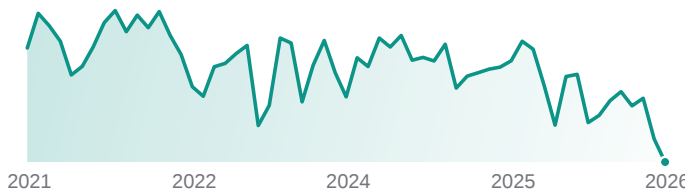
Buyer mix

Cash 36% · Investor 15% · Flip resale 5.0%



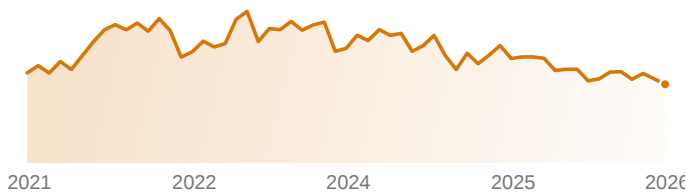
Sellers who sold at a gain

81%

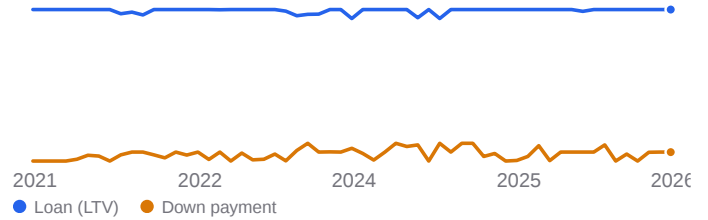


Median annualized return at resale

+3.3%

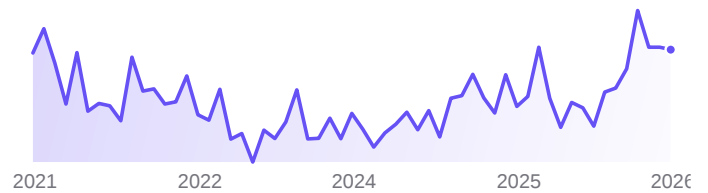


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 44 · Auction stage 44



HOUSING STOCK

Homes	145,690
Median value (AVM)	\$206K
Median size	1,608 ft²
Median bedrooms	2
Median year built	1976
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.7%
Owner occupied	74%
Company owned	23%
Median loan-to-value	52%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	402,512
Density	531 / mi²
Median household income	\$63K
Average household income	\$93K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	158
Earthquake index (US avg 100)	102
Homes occupied	90%
Bachelor's or higher	22%
Poverty rate	17.1%
Unemployment	1.0%
Average temp	62°F
Annual precip	51 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.