

Randolph County, AR

County · AR · Arkansas

BALANCED MARKET

\$127K

MEDIAN SALE PRICE

+18.4%

1-YR CHANGE

105

SALES (12 MO)

\$146K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

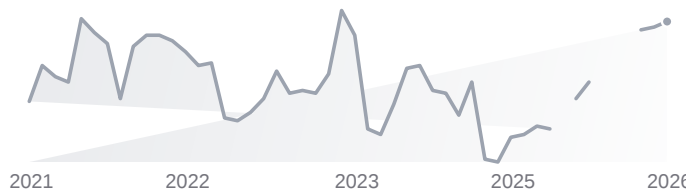
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

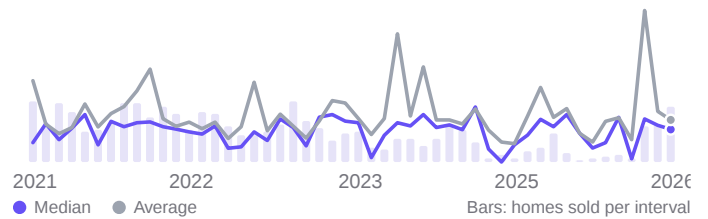
Market temperature (0–100)

58 / 100



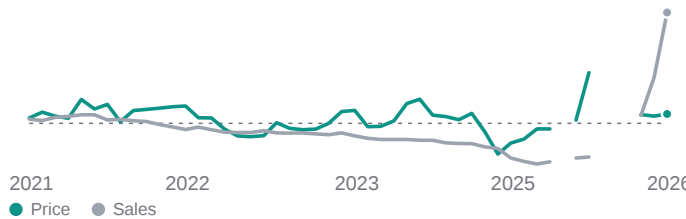
Sale prices

Median \$116K · Average \$138K



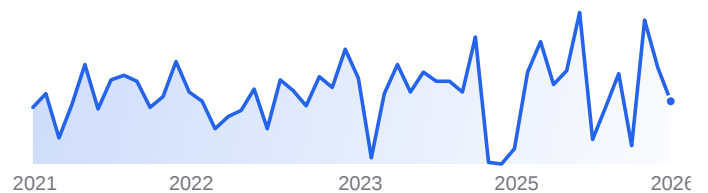
Growth (year over year)

Price +18.4% · Sales +218.2%



Price per square foot

\$78/ft²



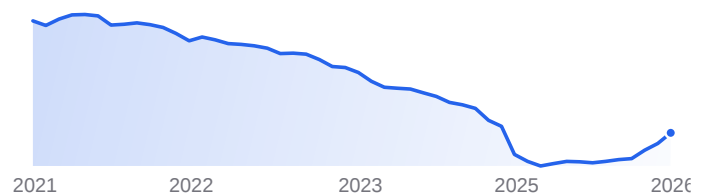
Sale premium vs estimated value

-46.9%



Annual turnover (share of homes sold)

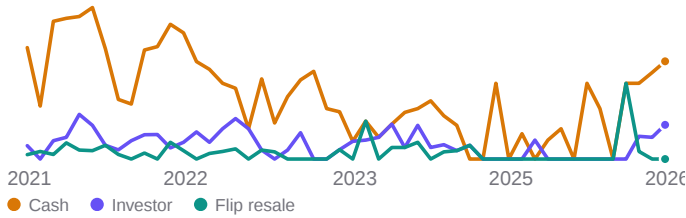
1.3%



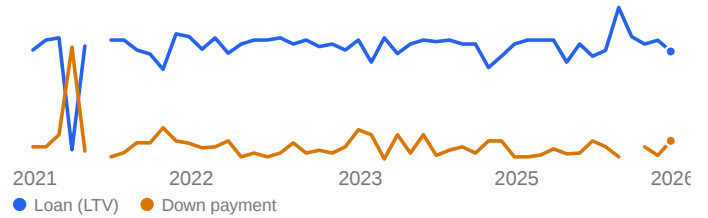
BUYERS & OUTCOMES

Buyer mix

Cash 65% · Investor 23% · Flip resale 0%

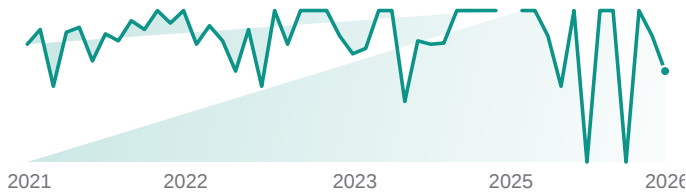


Financing (share of purchase price) Loan (LTV) 89% · Down payment 15%



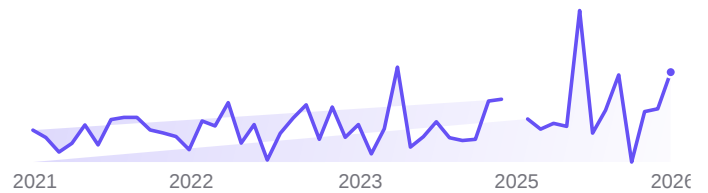
Sellers who sold at a gain

60%



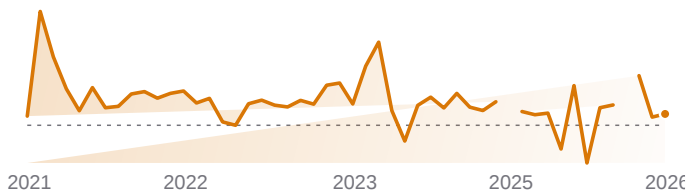
Typical hold before selling

8.1 yrs



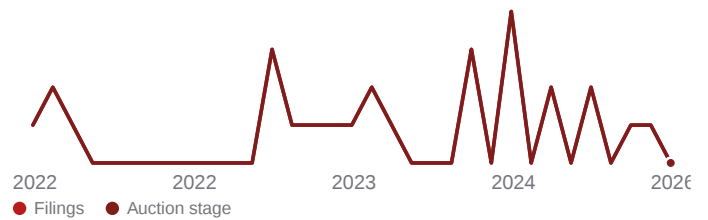
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,268
Median value (AVM)	\$146K
Median size	1,344 ft²
Median bedrooms	10
Median year built	1978
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	3.4%
Owner occupied	70%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	19,149
Density	29 / mi²
Median household income	\$48K
Average household income	\$65K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	154
Earthquake index (US avg 100)	226
Homes occupied	85%
Bachelor's or higher	9%
Poverty rate	19.6%
Unemployment	1.0%
Average temp	59°F
Annual precip	48 in
Sunshine	73%

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