

Saline County, AR

County · AR · Arkansas

BALANCED MARKET

\$255K

MEDIAN SALE PRICE

+10.8%

1-YR CHANGE

1,933

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



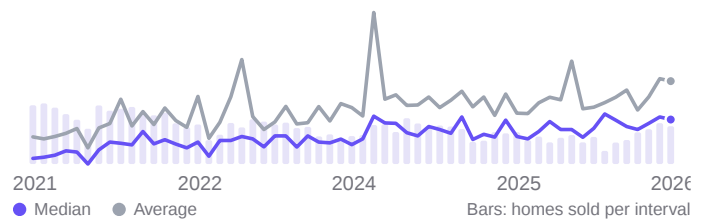
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$256K · Average \$317K

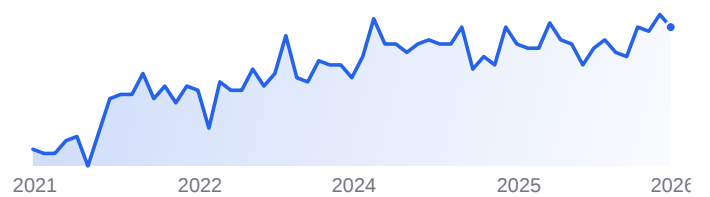
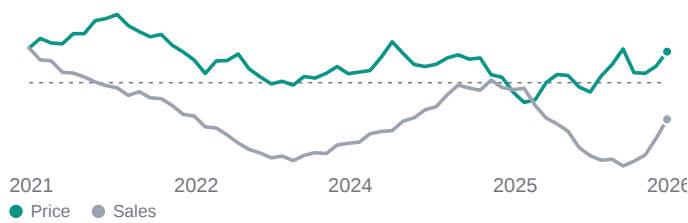


Growth (year over year)

Price +10.8% · Sales -12.8%

Price per square foot

\$152/ft²

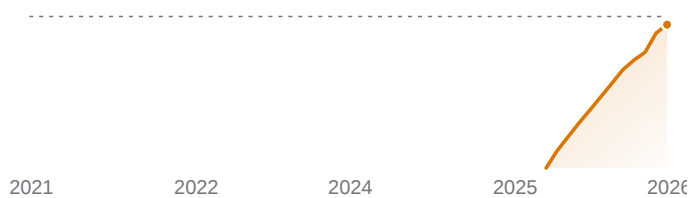


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

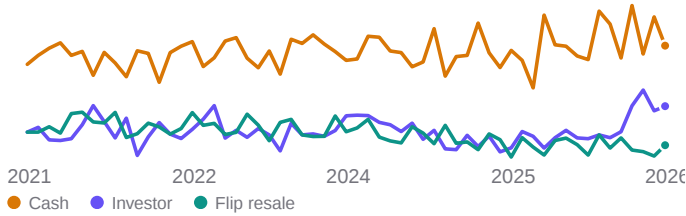
3.7%



BUYERS & OUTCOMES

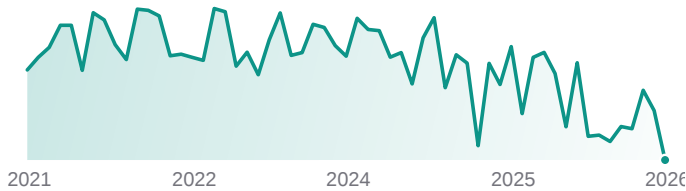
Buyer mix

Cash 28% · Investor 14% · Flip resale 5.4%



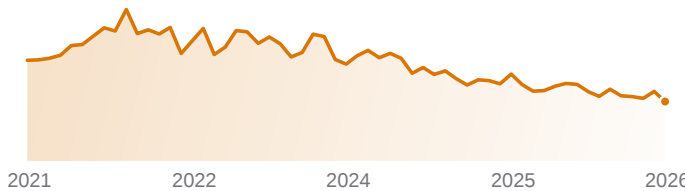
Sellers who sold at a gain

83%

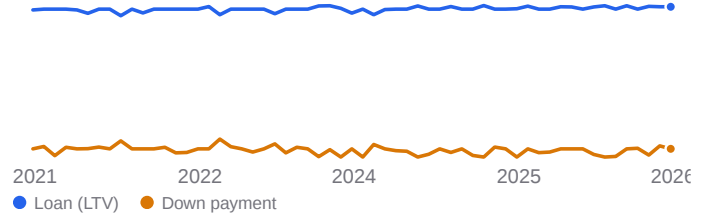


Median annualized return at resale

+4.0%

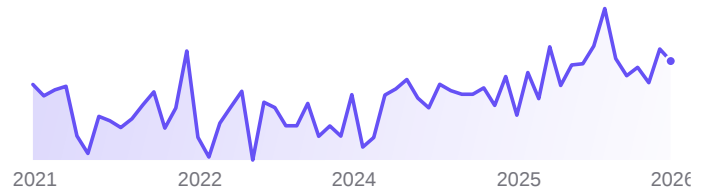


Financing (share of purchase price) Loan (LTV) 96% · Down payment 10%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 16 · Auction stage 16



HOUSING STOCK

Homes	51,830
Median value (AVM)	\$257K
Median size	1,680 ft²
Median year built	1998
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.1%
Owner occupied	81%
Company owned	17%
Median loan-to-value	52%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	132,511
Density	183 / mi²
Median household income	\$74K
Average household income	\$93K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	154
Earthquake index (US avg 100)	84
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	11.1%
Unemployment	0.8%
Average temp	62°F
Annual precip	54 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.