

Searcy County, AR

County · AR · Arkansas

SELLER'S MARKET

\$139K

MEDIAN SALE PRICE

+61.7%

1-YR CHANGE

84

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

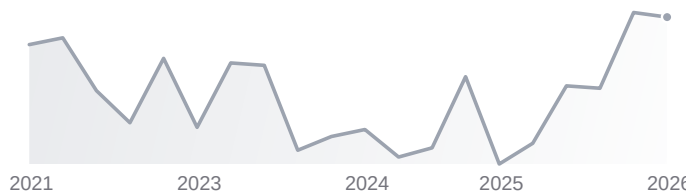
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

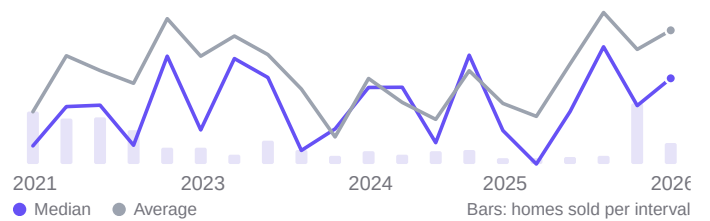
Market temperature (0–100)

68 / 100



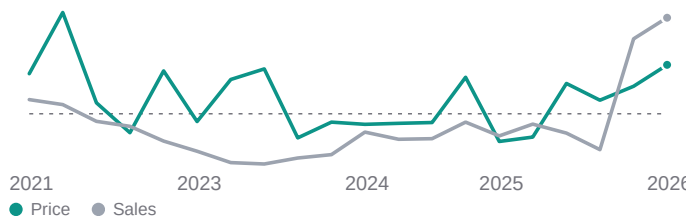
Sale prices

Median \$157K · Average \$201K



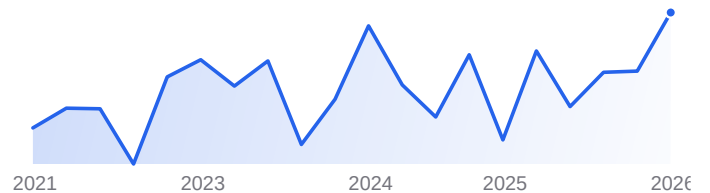
Growth (year over year)

Price +61.7% · Sales +121.1%



Price per square foot

\$145/ft²



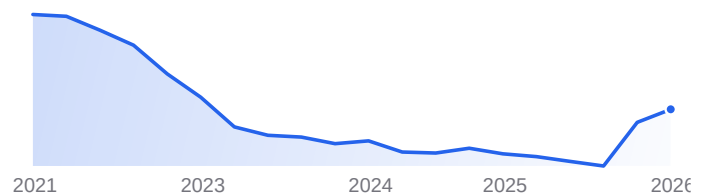
Sale premium vs estimated value

-5.0%



Annual turnover (share of homes sold)

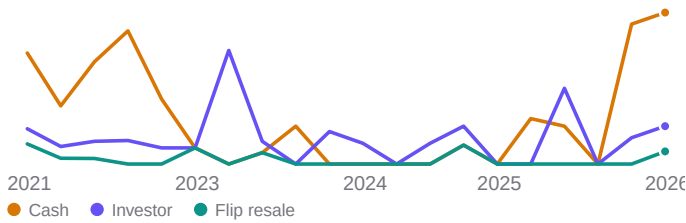
1.5%



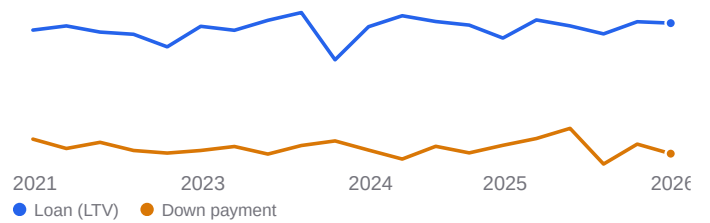
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 17% · Flip resale 5.6%

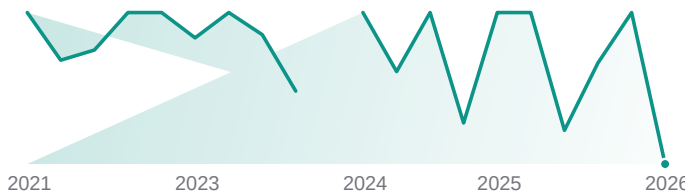


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



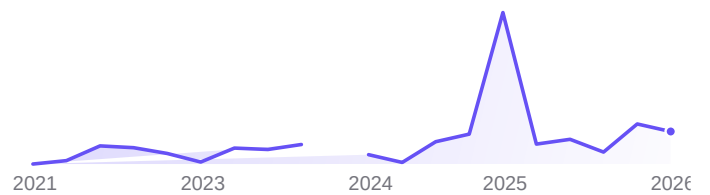
Sellers who sold at a gain

57%



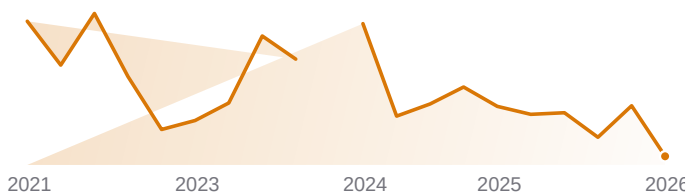
Typical hold before selling

5.4 yrs



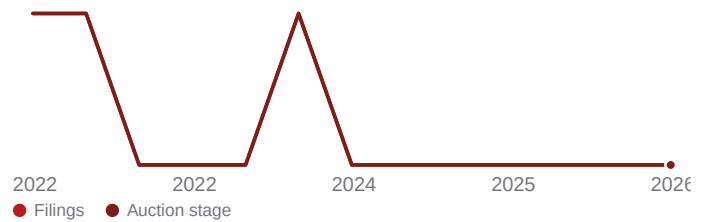
Median annualized return at resale

+1.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,760
Median value (AVM)	\$187K
Median size	1,215 ft²
Median bedrooms	3
Median year built	1997
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	3.2%
Owner occupied	51%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	24.2 yrs

COMMUNITY

Population	7,875
Density	12 / mi²
Median household income	\$45K
Average household income	\$55K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	138
Earthquake index (US avg 100)	81
Homes occupied	73%
Bachelor's or higher	12%
Poverty rate	25.8%
Unemployment	0.7%
Average temp	58°F
Annual precip	47 in
Sunshine	61%

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