

# Sharp County, AR

County · AR · Arkansas

BALANCED MARKET

\$123K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

217

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



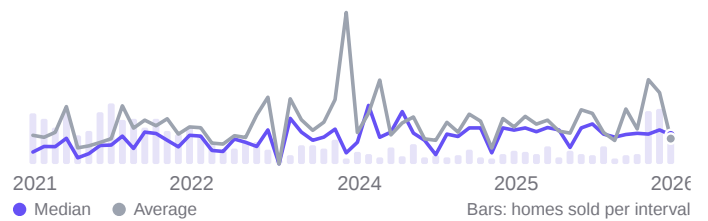
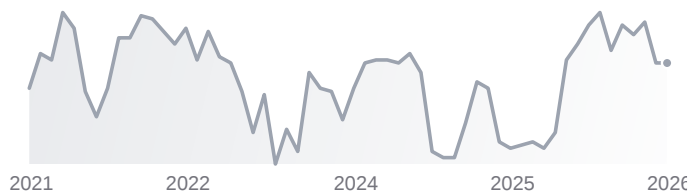
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$118K · Average \$109K

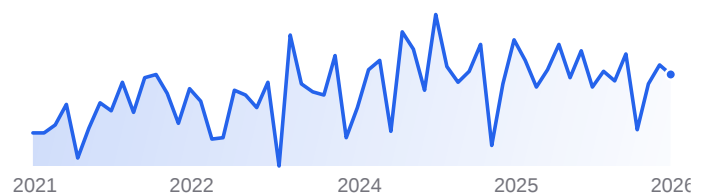
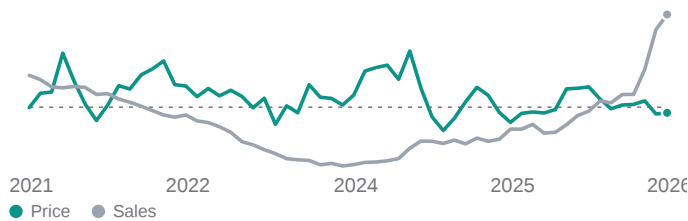


Growth (year over year)

Price -5.9% · Sales +95.5%

Price per square foot

\$105/ft²

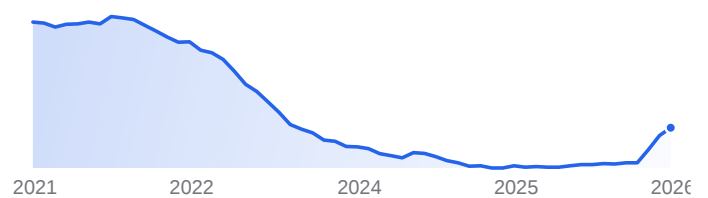
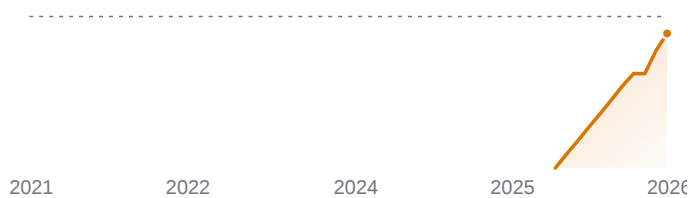


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

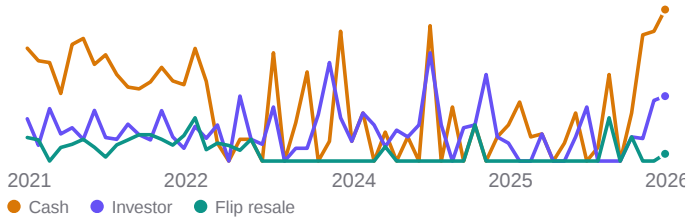
2.0%



## BUYERS & OUTCOMES

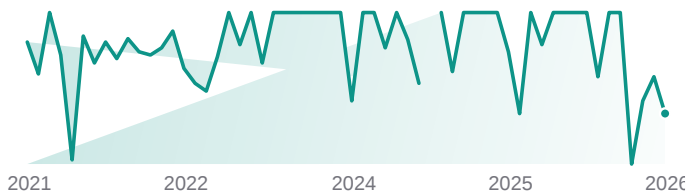
### Buyer mix

Cash 70% · Investor 30% · Flip resale 3.3%



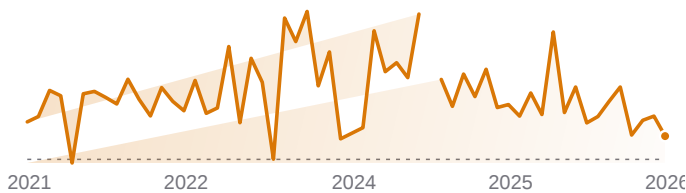
### Sellers who sold at a gain

71%

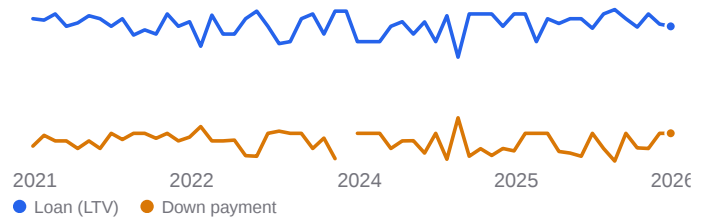


### Median annualized return at resale

+3.2%

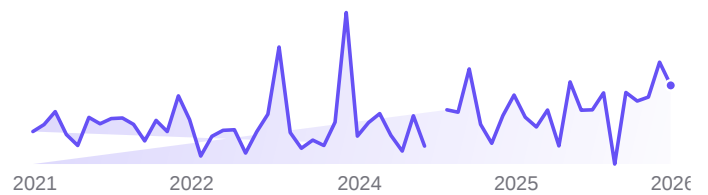


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



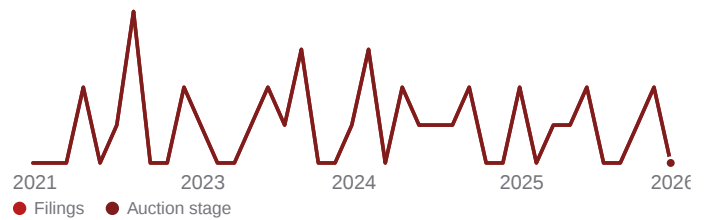
### Typical hold before selling

8.6 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 10,767    |
| Median value (AVM) | \$149K    |
| Median size        | 1,248 ft² |
| Median year built  | 1993      |
| Single family      | 86%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 77%     |
| Underwater (LTV 125% or more) | 2.6%    |
| Owner occupied                | 62%     |
| Company owned                 | 13%     |
| Median loan-to-value          | 7%      |
| Typical ownership tenure      | 7.8 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 18,310   |
| Density                          | 30 / mi² |
| Median household income          | \$44K    |
| Average household income         | \$60K    |
| Crime index (US avg 100)         | 122      |
| Air pollution index (US avg 100) | 150      |
| Earthquake index (US avg 100)    | 160      |
| Homes occupied                   | 80%      |
| Bachelor's or higher             | 8%       |
| Poverty rate                     | 12.8%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 59°F     |
| Annual precip                    | 47 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.