

White County, AR

County · AR · Arkansas

BALANCED MARKET

\$184K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

1,030

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



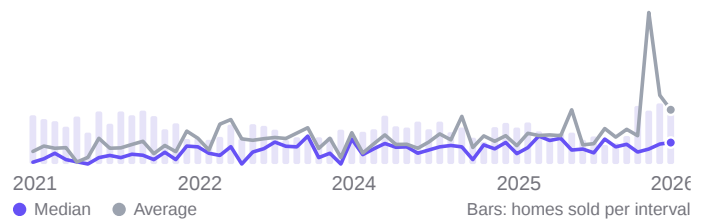
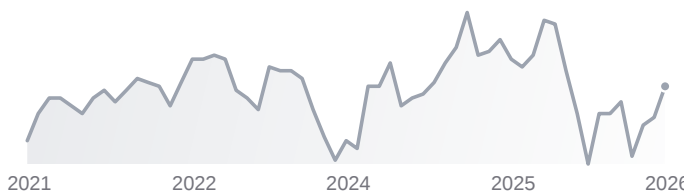
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$190K · Average \$266K

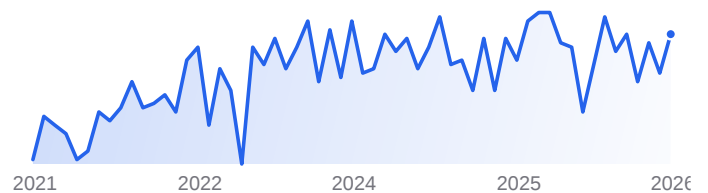
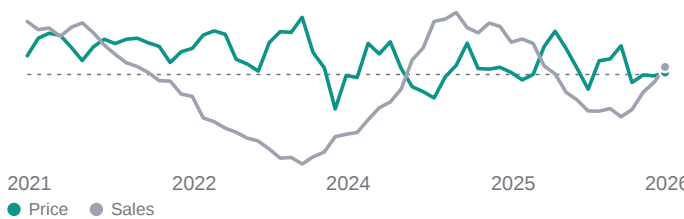


Growth (year over year)

Price +0.8% · Sales +2.8%

Price per square foot

\$124/ft²

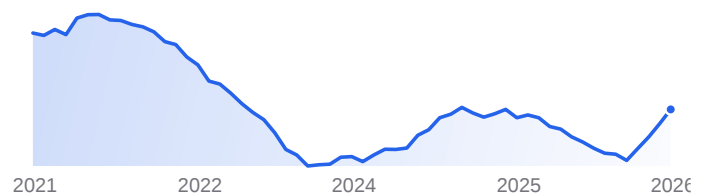
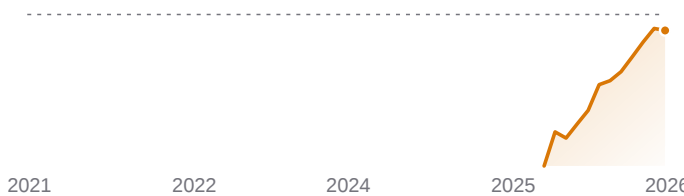


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

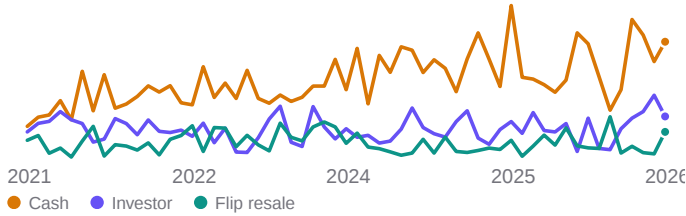
3.1%



BUYERS & OUTCOMES

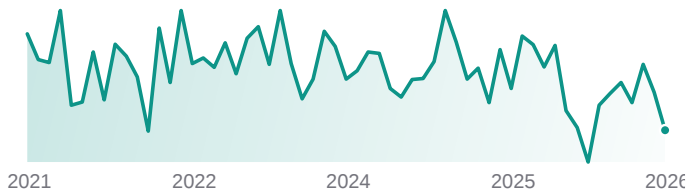
Buyer mix

Cash 38% · Investor 14% · Flip resale 9.6%



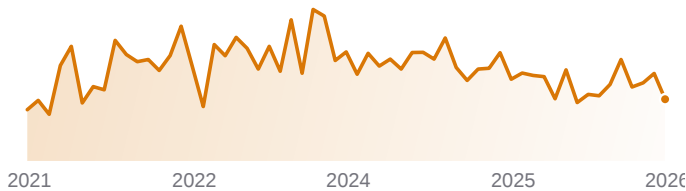
Sellers who sold at a gain

82%

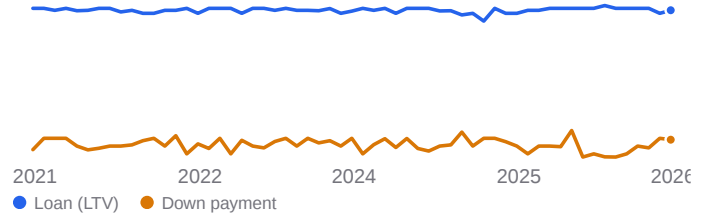


Median annualized return at resale

+4.3%

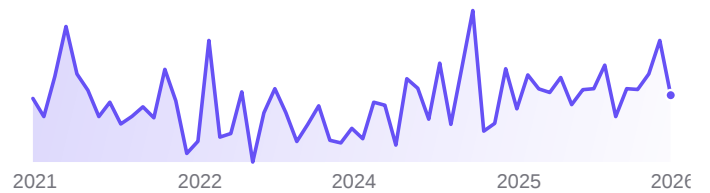


Financing (share of purchase price) Loan (LTV) 97% · Down payment 14%



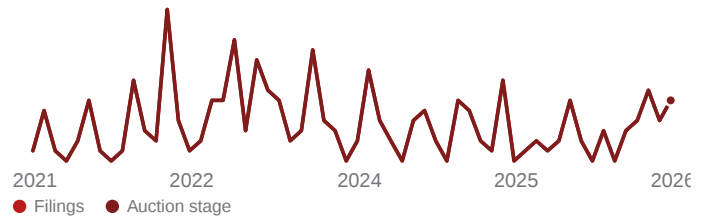
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	33,695
Median value (AVM)	\$187K
Median size	1,558 ft²
Median year built	1991
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.9%
Owner occupied	72%
Company owned	18%
Median loan-to-value	38%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	79,732
Density	77 / mi²
Median household income	\$53K
Average household income	\$72K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	163
Earthquake index (US avg 100)	155
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	17.4%
Unemployment	1.1%
Average temp	61°F
Annual precip	50 in
Sunshine	73%

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.