

Carthage

City · AR · Arkansas > Dallas County

\$30K

MEDIAN SALE PRICE

-11.8%

1-YR CHANGE

4

SALES (12 MO)

\$60K

MEDIAN VALUE (AVM)

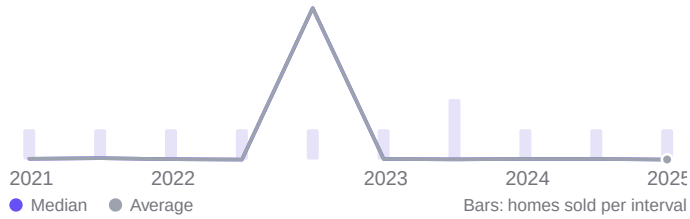
MARKET TRENDS (5 YEARS)

Sale prices

Median \$30K · Average \$30K

Growth (year over year)

Price -11.8% · Sales +300.0%

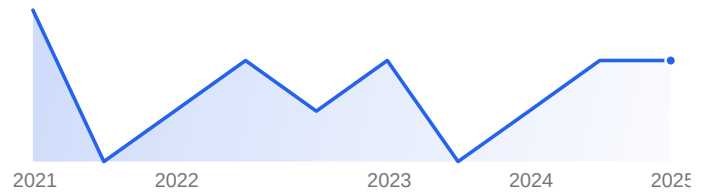
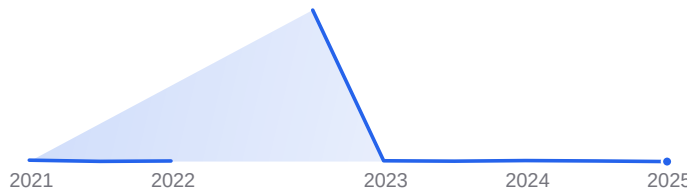


Price per square foot

\$24/ft²

Annual turnover (share of homes sold)

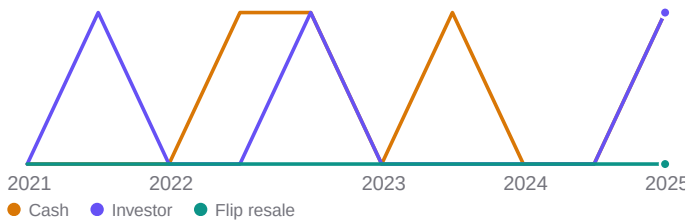
1.3%



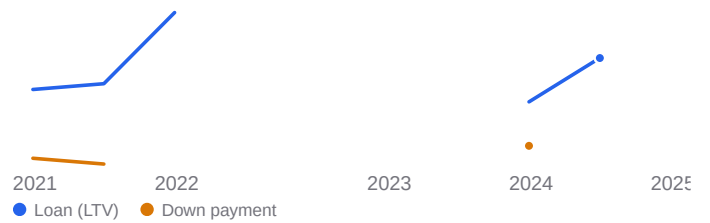
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 107% · Down payment 31%



HOUSING STOCK

Homes	320
Median value (AVM)	\$60K
Median size	1,264 ft²
Median year built	1994
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	5.2%
Owner occupied	56%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	208
Density	210 / mi²
Median household income	\$34K
Average household income	\$46K
Crime index (US avg 100)	175
Air pollution index (US avg 100)	150
Earthquake index (US avg 100)	69
Homes occupied	68%
Bachelor's or higher	7%
Poverty rate	16.8%

Unemployment	0.5%
Average temp	62°F
Annual precip	54 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.