

Green Forest

City · AR · Arkansas > Carroll County

BALANCED MARKET

\$213K

MEDIAN SALE PRICE

+34.4%

1-YR CHANGE

63

SALES (12 MO)

\$215K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

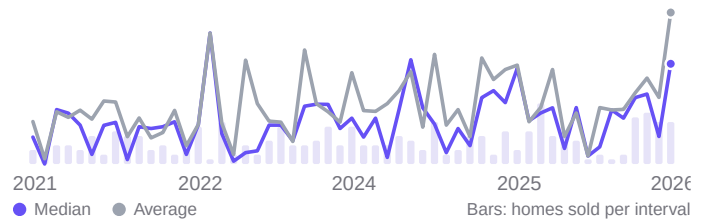
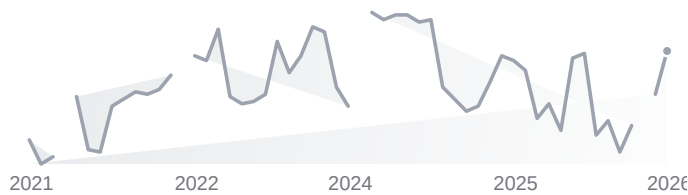
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$313K · Average \$462K

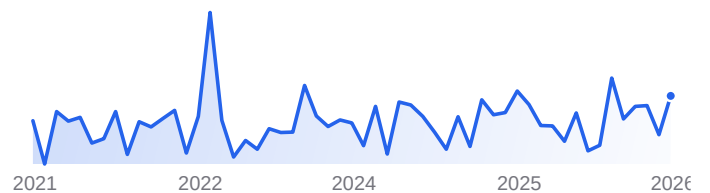
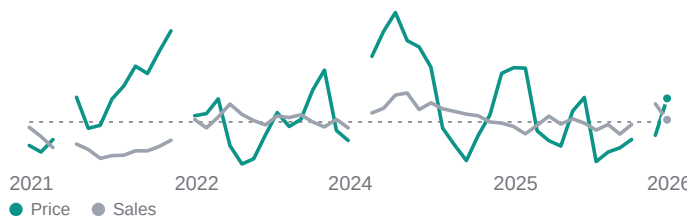


Growth (year over year)

Price +34.4% · Sales +3.3%

Price per square foot

\$168/ft²

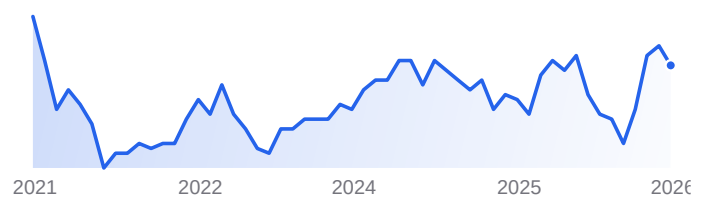
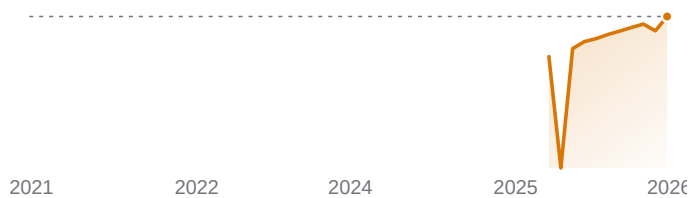


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

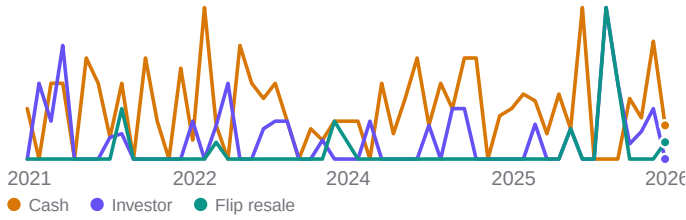
2.3%



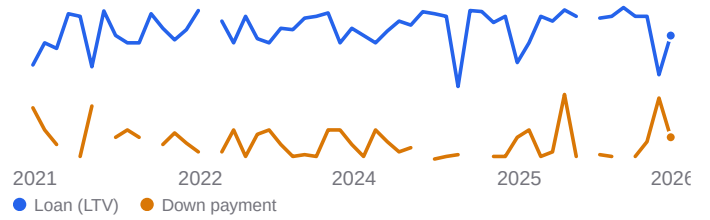
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 0% · Flip resale 11%

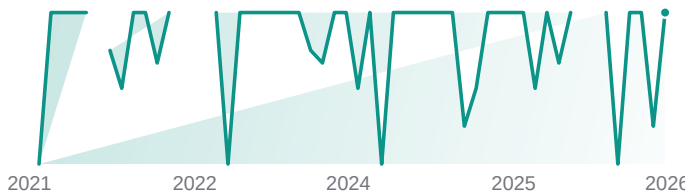


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



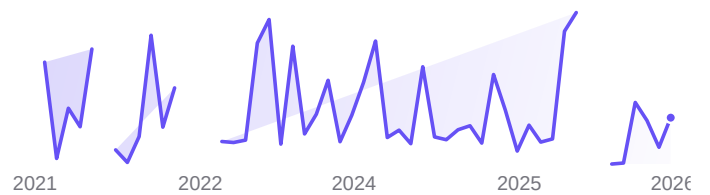
Sellers who sold at a gain

100%



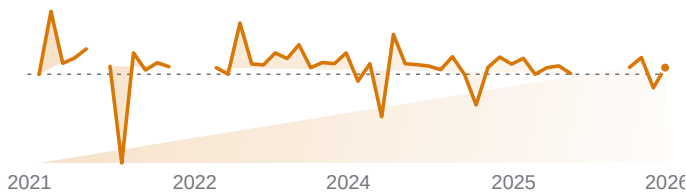
Typical hold before selling

6.2 yrs



Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,699
Median value (AVM)	\$215K
Median size	1,392 ft²
Median bedrooms	16
Median year built	1984
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.9%
Owner occupied	73%
Company owned	19%
Median loan-to-value	9%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	3,086
Density	1,252 / mi²
Median household income	\$37K
Average household income	\$49K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	146
Earthquake index (US avg 100)	49
Homes occupied	92%
Bachelor's or higher	7%
Poverty rate	27.0%
Unemployment	1.3%
Average temp	57°F
Annual precip	45 in
Sunshine	61%

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.