

Clarksville

City · AR · Arkansas > Johnson County

BALANCED MARKET

\$165K

MEDIAN SALE PRICE

-3.8%

1-YR CHANGE

148

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



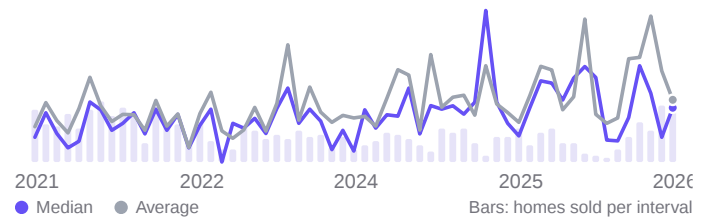
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$172K · Average \$183K

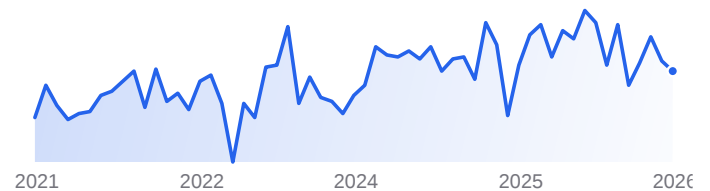
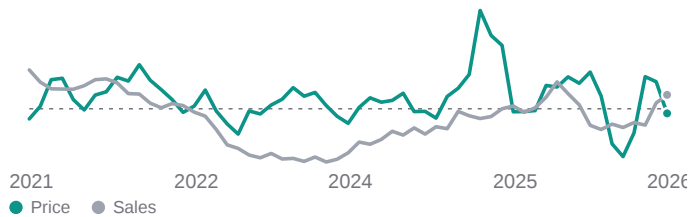


Growth (year over year)

Price -3.8% · Sales +11.3%

Price per square foot

\$112/ft²

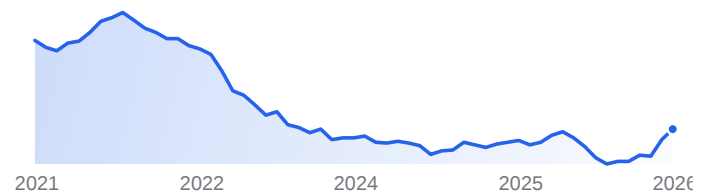
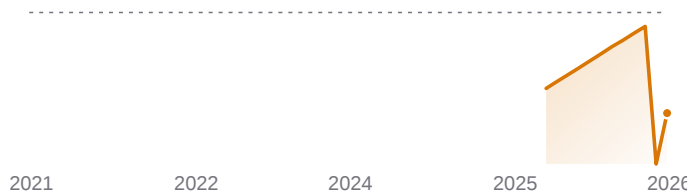


Sale premium vs estimated value

-6.4%

Annual turnover (share of homes sold)

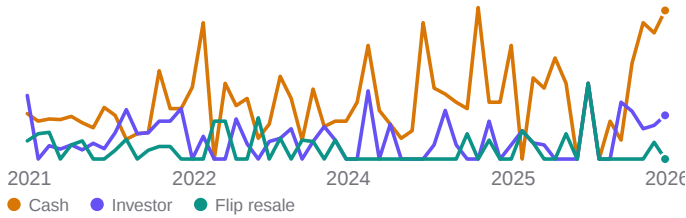
2.6%



BUYERS & OUTCOMES

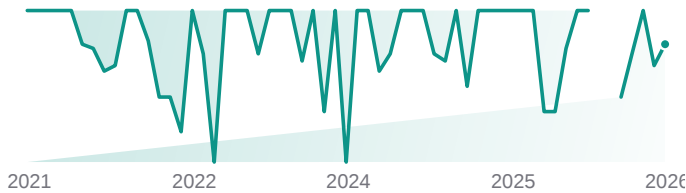
Buyer mix

Cash 65% · Investor 19% · Flip resale 0%



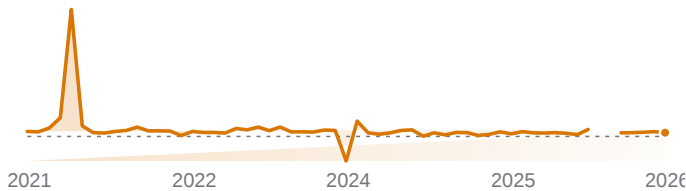
Sellers who sold at a gain

89%

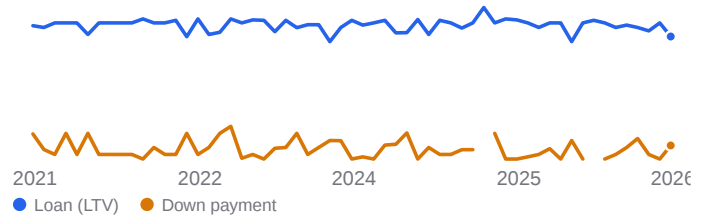


Median annualized return at resale

+6.5%

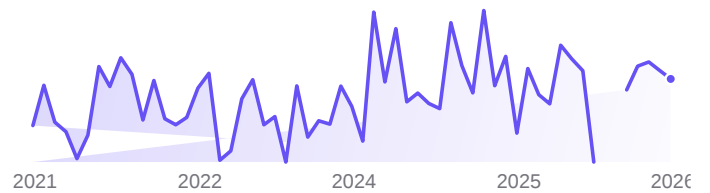


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,657
Median value (AVM)	\$186K
Median size	1,472 ft²
Median year built	1950
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.9%
Owner occupied	75%
Company owned	11%
Median loan-to-value	44%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	9,613
Density	519 / mi²
Median household income	\$40K
Average household income	\$62K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	125
Earthquake index (US avg 100)	53
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	22.6%
Unemployment	1.2%
Average temp	61°F
Annual precip	48 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.