

Atkins

City · AR · Arkansas > Pope County

STRONG BUYER'S MARKET

\$108K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

55

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



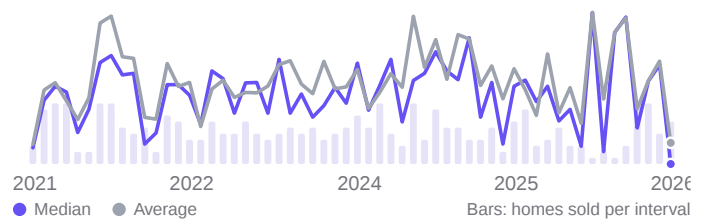
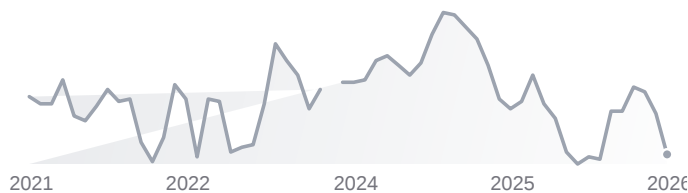
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

13 / 100

Sale prices

Median \$29K · Average \$56K

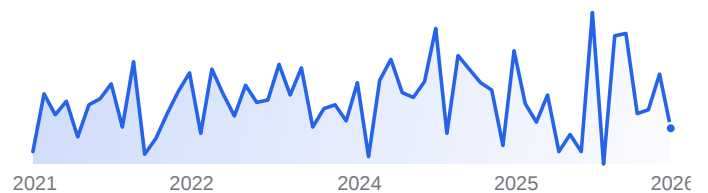
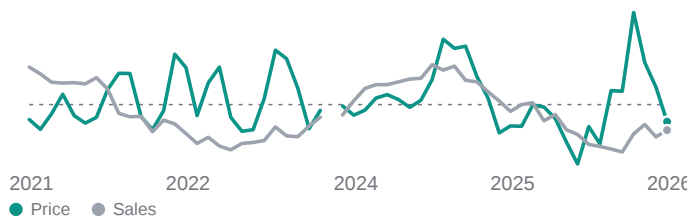


Growth (year over year)

Price -14.4% · Sales -21.4%

Price per square foot

\$66/ft²

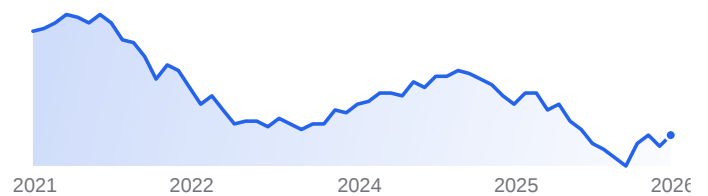
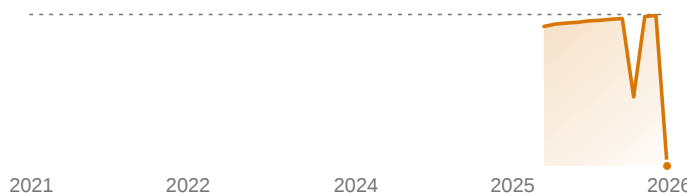


Sale premium vs estimated value

-79.1%

Annual turnover (share of homes sold)

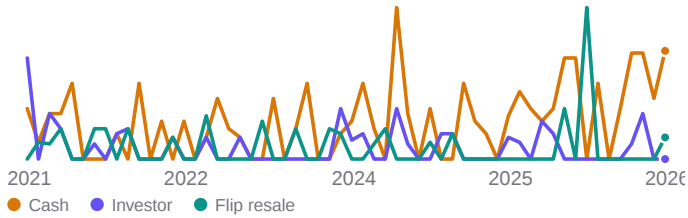
1.9%



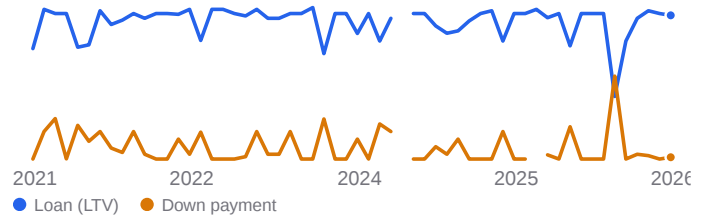
BUYERS & OUTCOMES

Buyer mix

Cash 71% · Investor 0% · Flip resale 14%

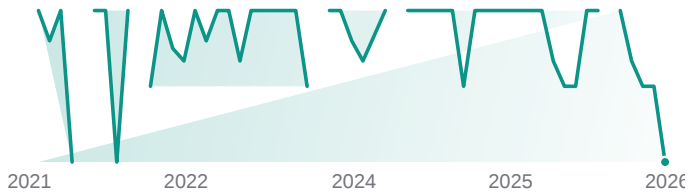


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



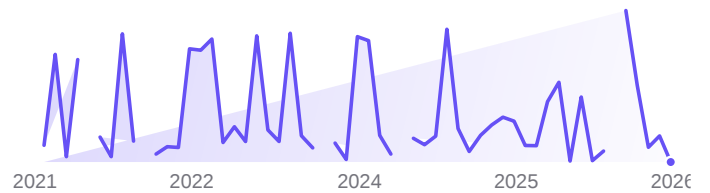
Sellers who sold at a gain

0%



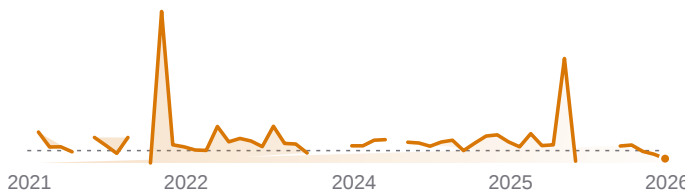
Typical hold before selling

0.2 yrs



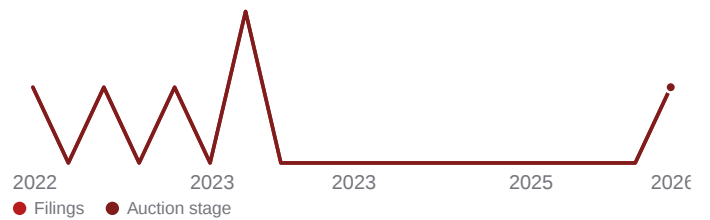
Median annualized return at resale

-6.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,874
Median value (AVM)	\$151K
Median size	1,398 ft²
Median year built	1977
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.2%
Owner occupied	69%
Company owned	14%
Median loan-to-value	33%
Typical ownership tenure	20.0 yrs

COMMUNITY

Population	2,941
Density	480 / mi²
Median household income	\$62K
Average household income	\$70K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	142
Earthquake index (US avg 100)	71
Homes occupied	91%
Bachelor's or higher	7%
Poverty rate	16.5%
Unemployment	1.1%
Average temp	61°F
Annual precip	50 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.