

Hughes

City · AR · Arkansas > St. Francis County

BALANCED MARKET

\$560K

MEDIAN SALE PRICE

27

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



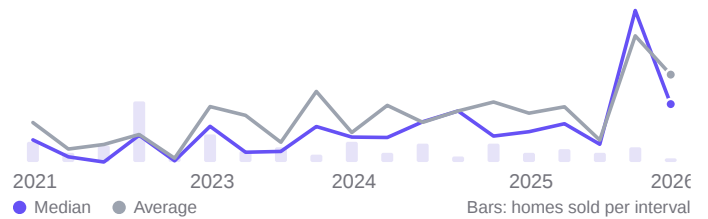
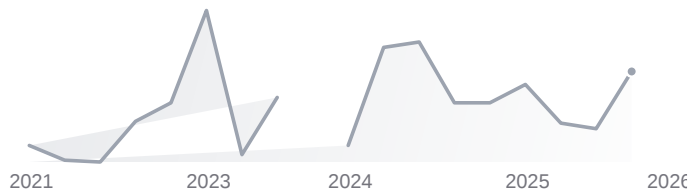
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$390K · Average \$570K

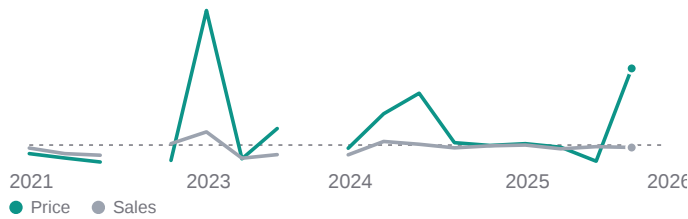


Growth (year over year)

Price +341.8% · Sales -10.7%

Price per square foot

\$182/ft²



Sale premium vs estimated value

+58.6%

Annual turnover (share of homes sold)

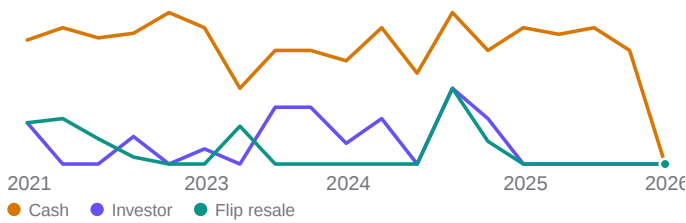
2.3%



BUYERS & OUTCOMES

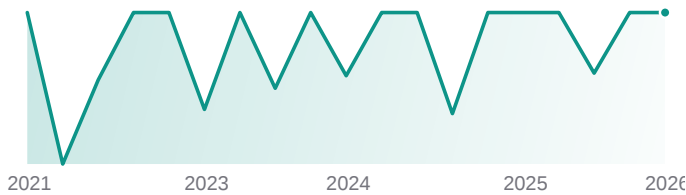
Buyer mix

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



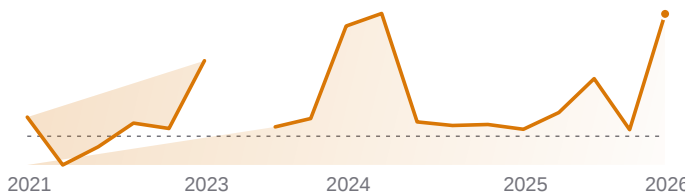
Sellers who sold at a gain

100%

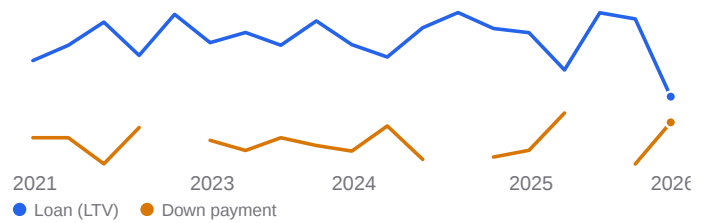


Median annualized return at resale

+63.2%

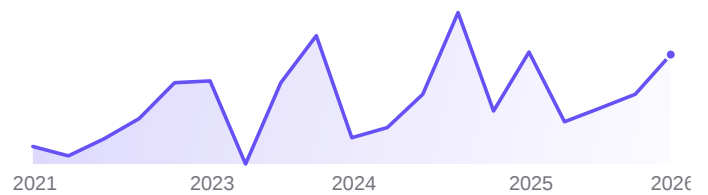


Financing (share of purchase price) Loan (LTV) 47% · Down payment 30%



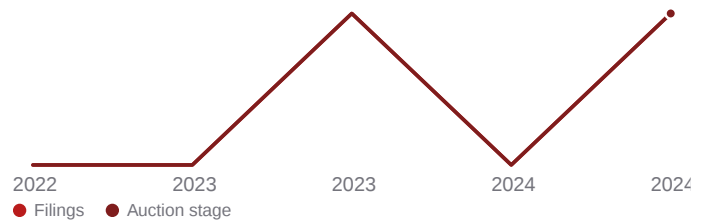
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,193
Median value (AVM)	\$157K
Median size	1,570 ft²
Median year built	1986
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	4.0%
Owner occupied	50%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	1,013
Density	448 / mi²
Median household income	\$24K
Average household income	\$38K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	181
Earthquake index (US avg 100)	296
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	33.8%
Unemployment	1.4%
Average temp	61°F
Annual precip	53 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.