

Swifton

City · AR · Arkansas > Jackson County

BALANCED MARKET

\$79K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$79K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



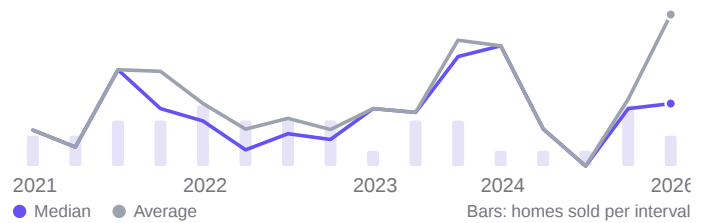
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$83K · Average \$179K

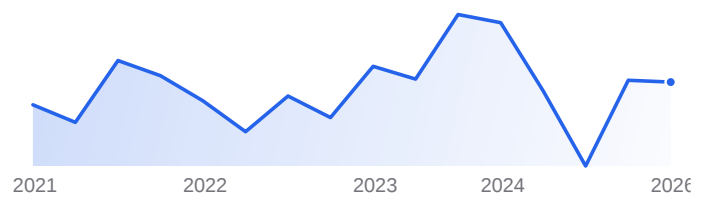
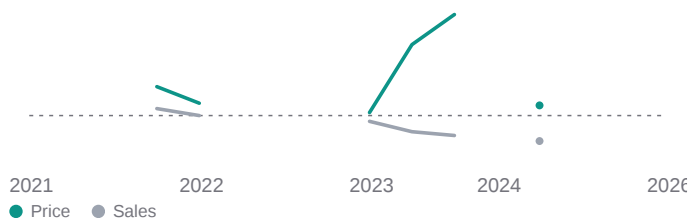


Growth (year over year)

Price +14.6% · Sales -36.4%

Price per square foot

\$53/ft²

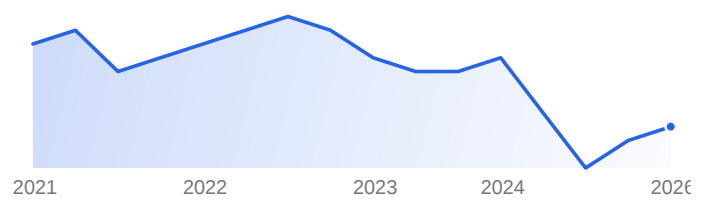


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

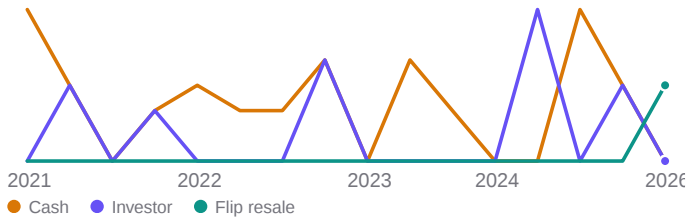
1.2%



BUYERS & OUTCOMES

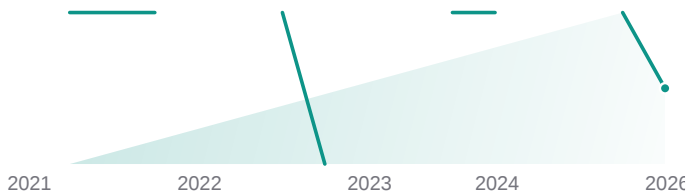
Buyer mix

Cash 0% · Investor 0% · Flip resale 50%



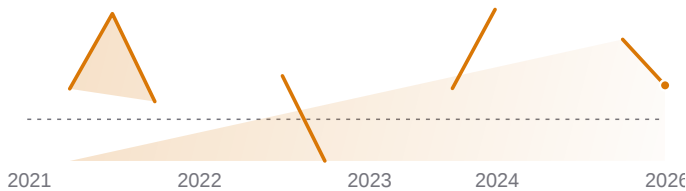
Sellers who sold at a gain

50%

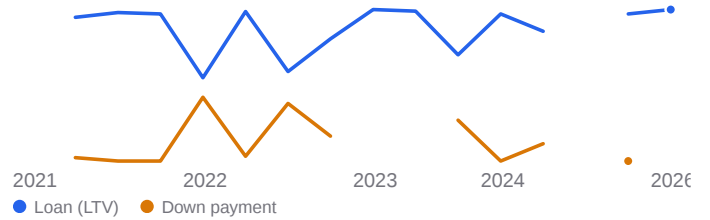


Median annualized return at resale

+6.6%

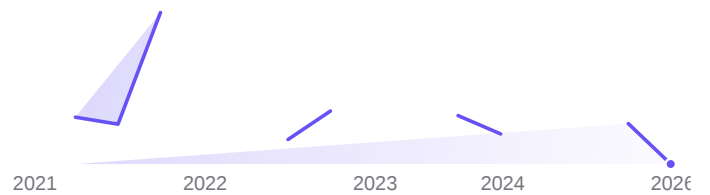


Financing (share of purchase price) Loan (LTV) 101% · Down payment 1.8%



Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	496
Median value (AVM)	\$79K
Median size	1,250 ft²
Median year built	1972
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	5.8%
Owner occupied	70%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	732
Density	1,334 / mi²
Median household income	\$53K
Average household income	\$58K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	166
Earthquake index (US avg 100)	287
Homes occupied	87%
Bachelor's or higher	8%
Poverty rate	22.9%
Unemployment	1.1%
Average temp	60°F
Annual precip	49 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.