

Crossett 71635

ZIP code · AR · Arkansas > Ashley County > Crossett

STRONG BUYER'S MARKET

\$84K

MEDIAN SALE PRICE

-57.3%

1-YR CHANGE

101

SALES (12 MO)

\$71K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



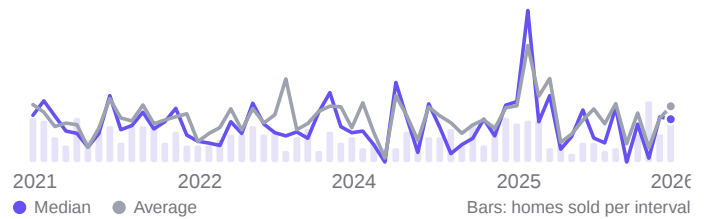
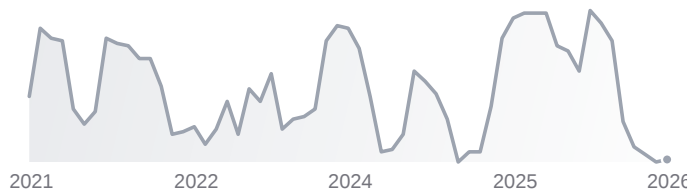
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

10 / 100

Sale prices

Median \$110K · Average \$138K

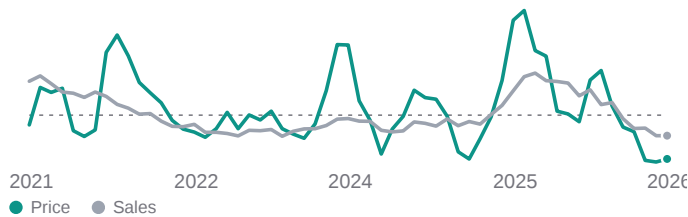


Growth (year over year)

Price -57.3% · Sales -26.8%

Price per square foot

\$67/ft²

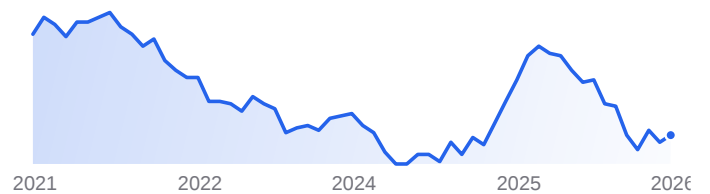
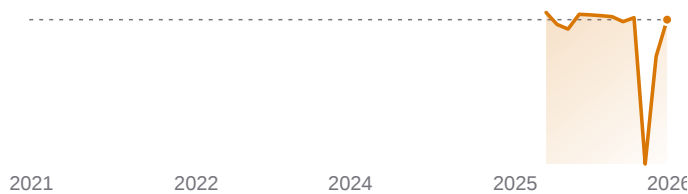


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

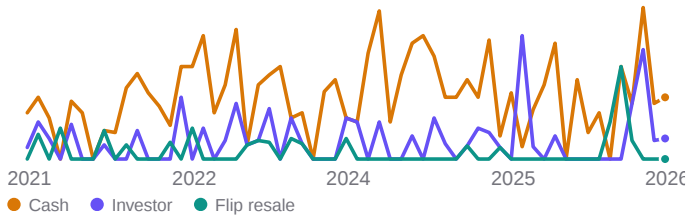
2.0%



BUYERS & OUTCOMES

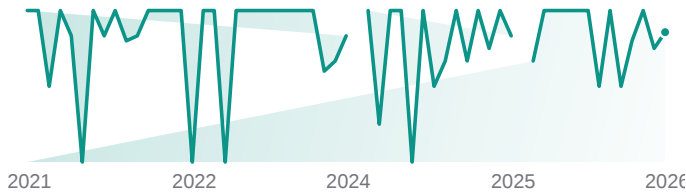
Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



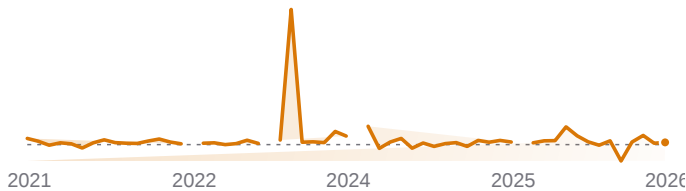
Sellers who sold at a gain

86%

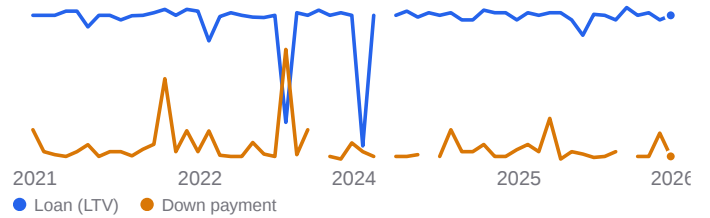


Median annualized return at resale

+4.0%

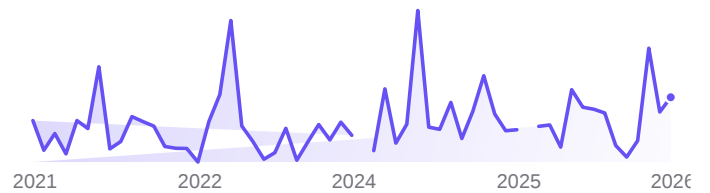


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,047
Median value (AVM)	\$71K
Median size	1,414 ft²
Median year built	1968
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	5.3%
Owner occupied	72%
Company owned	9.2%
Median loan-to-value	28%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	10,028
Density	49 / mi²
Median household income	\$50K
Average household income	\$70K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	135
Earthquake index (US avg 100)	45
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	24.8%
Unemployment	0.9%
Average temp	64°F
Annual precip	57 in
Sunshine	62%

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.