

Eudora 71640

ZIP code · AR · Arkansas > Chicot County > Eudora

SELLER'S MARKET

\$180K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$44K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

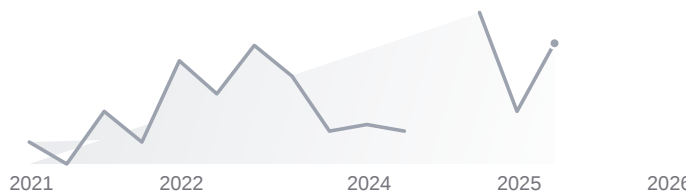
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$108K · Average \$122K



2021

2022

2024

2025

2026

2021

● Median ● Average

2022

2024

2025

2026

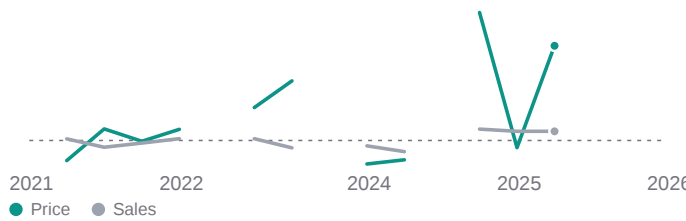
Bars: homes sold per interval

Growth (year over year)

Price +348.5% · Sales +33.3%

Price per square foot

\$74/ft²



2021

2022

2024

2025

2026

● Price ● Sales

2021

2022

2024

2025

2026

Sale premium vs estimated value

+94.9%

Annual turnover (share of homes sold)

0.5%



2021

2022

2024

2025

2026

2021

2022

2024

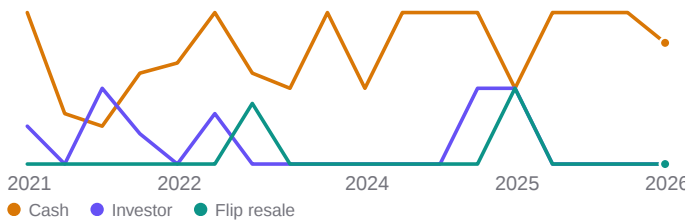
2025

2026

BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 0% · Flip resale 0%

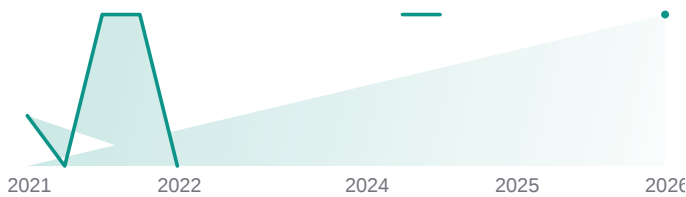


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



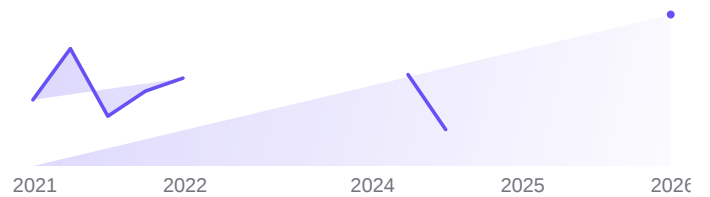
Sellers who sold at a gain

100%



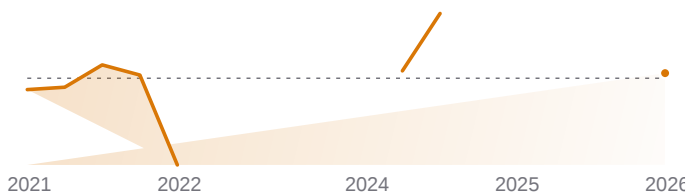
Typical hold before selling

15.7 yrs



Median annualized return at resale

+2.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,480
Median value (AVM)	\$44K
Median size	1,260 ft²
Median year built	1990
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	2.5%
Owner occupied	62%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	2,429
Density	12 / mi²
Median household income	\$39K
Average household income	\$62K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	131
Earthquake index (US avg 100)	54
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	22.8%
Unemployment	0.9%
Average temp	64°F
Annual precip	56 in
Sunshine	62%

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