

Monticello 71655

ZIP code · AR · Arkansas > Drew County > Monticello

BUYER'S MARKET

\$137K

MEDIAN SALE PRICE

-17.6%

1-YR CHANGE

137

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



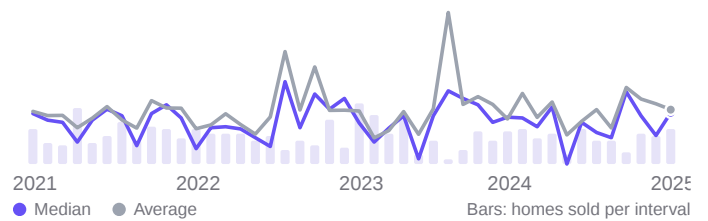
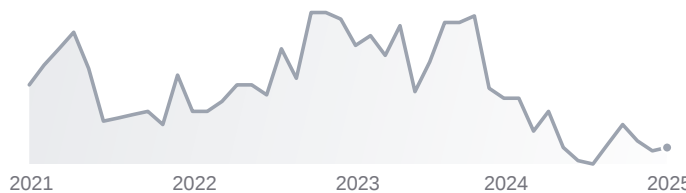
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$157K · Average \$164K

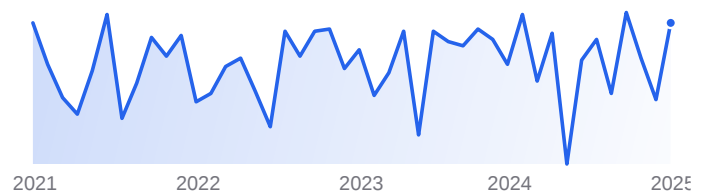
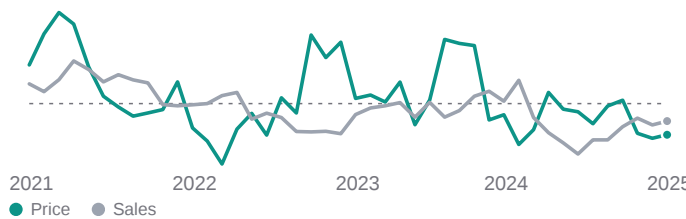


Growth (year over year)

Price -17.6% · Sales -9.9%

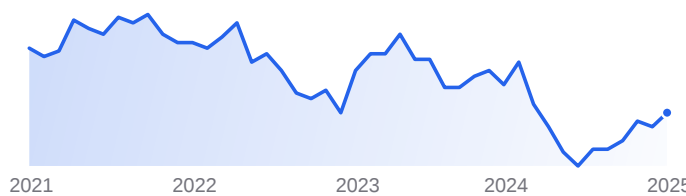
Price per square foot

\$107/ft²



Annual turnover (share of homes sold)

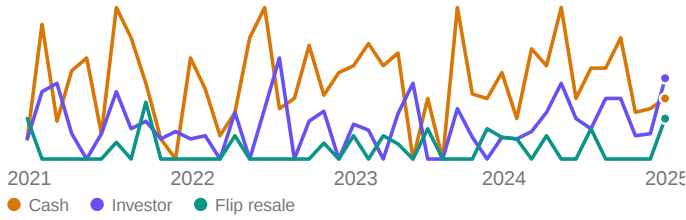
2.4%



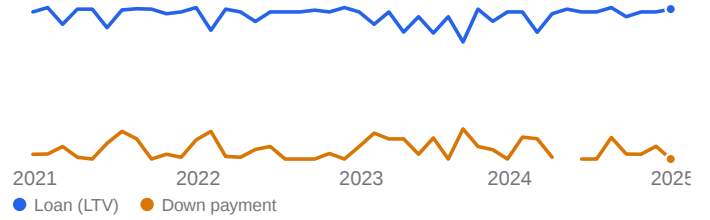
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 27% · Flip resale 13%

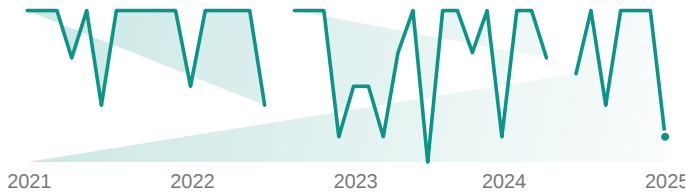


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



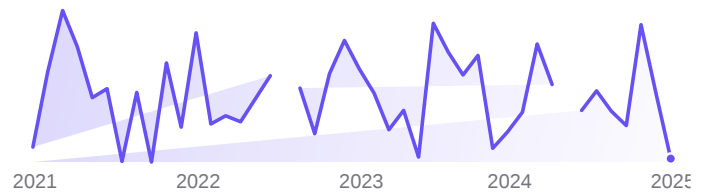
Sellers who sold at a gain

67%



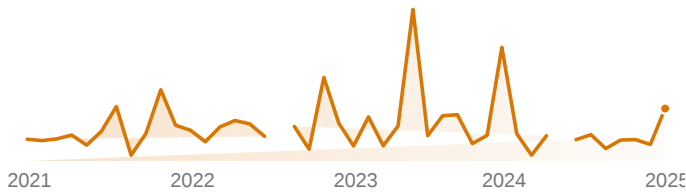
Typical hold before selling

1.1 yrs



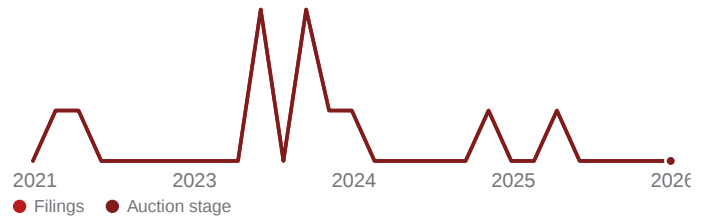
Median annualized return at resale

+10.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,725
Median value (AVM)	\$165K
Median size	1,446 ft²
Median year built	1980
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.3%
Owner occupied	74%
Company owned	11%
Median loan-to-value	42%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	13,539
Density	34 / mi²
Median household income	\$49K
Average household income	\$69K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	149
Earthquake index (US avg 100)	63
Homes occupied	84%
Bachelor's or higher	20%
Poverty rate	25.1%
Unemployment	1.1%
Average temp	63°F
Annual precip	55 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through April 2025. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.