

Rison 71665

ZIP code · AR · Arkansas > Cleveland County > Rison

BUYER'S MARKET

\$74K

MEDIAN SALE PRICE

-61.4%

1-YR CHANGE

40

SALES (12 MO)

\$144K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



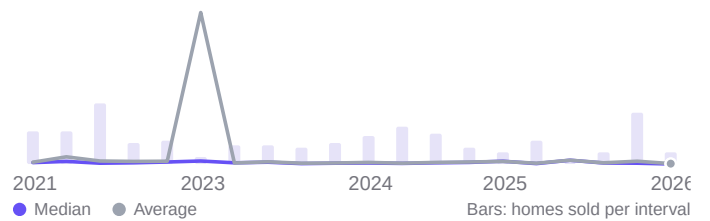
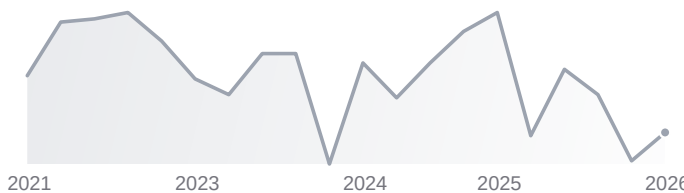
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$46K · Average \$72K

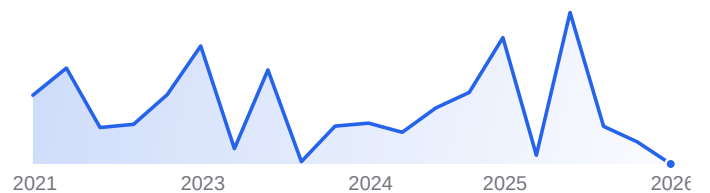
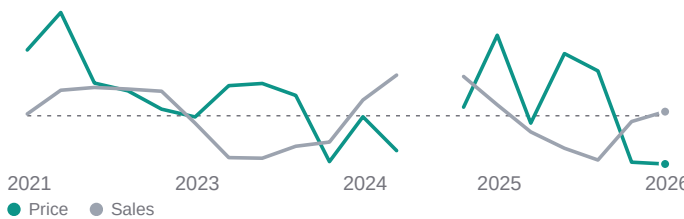


Growth (year over year)

Price -61.4% · Sales +5.3%

Price per square foot

\$34/ft²

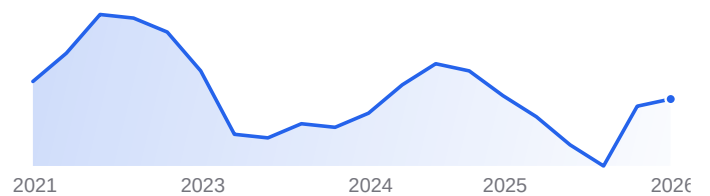
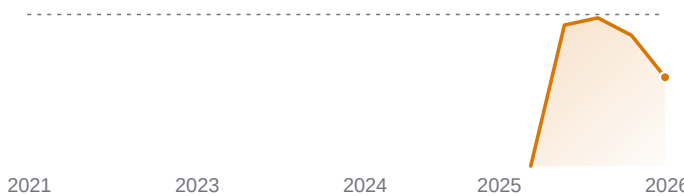


Sale premium vs estimated value

-21.1%

Annual turnover (share of homes sold)

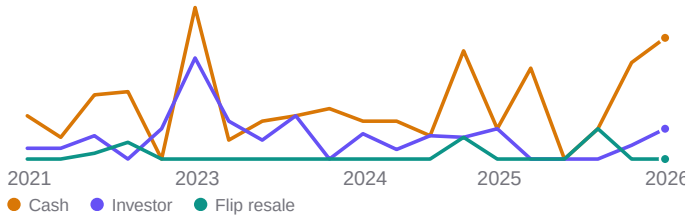
1.5%



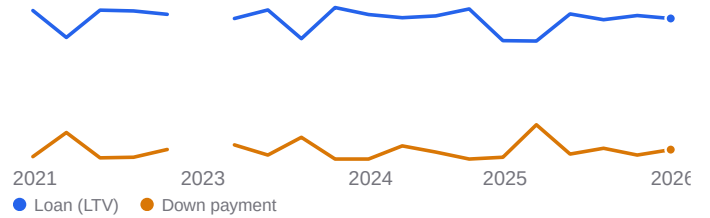
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 20% · Flip resale 0%

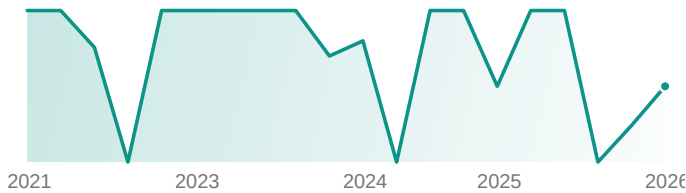


Financing (share of purchase price) Loan (LTV) 92% · Down payment 7.9%



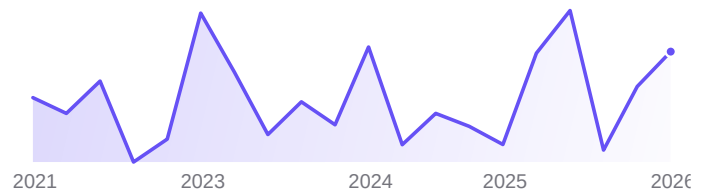
Sellers who sold at a gain

50%



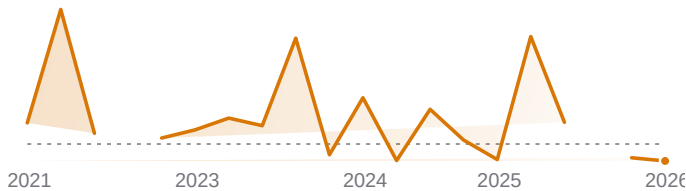
Typical hold before selling

6.1 yrs



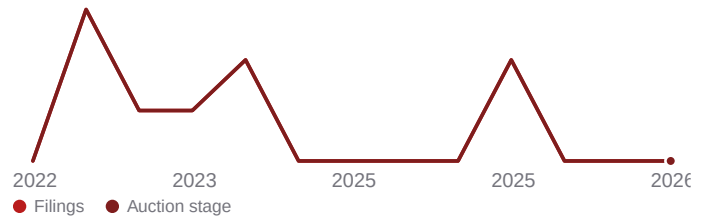
Median annualized return at resale

-5.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,736
Median value (AVM)	\$144K
Median size	1,537 ft²
Median year built	1996
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	4.2%
Owner occupied	63%
Company owned	12%
Median loan-to-value	35%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	4,625
Density	15 / mi²
Median household income	\$55K
Average household income	\$69K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	154
Earthquake index (US avg 100)	68
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	15.7%
Unemployment	0.8%
Average temp	63°F
Annual precip	54 in
Sunshine	62%

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.