

# Watson 71674

ZIP code · AR · Arkansas > Desha County > Watson

\$145K

MEDIAN SALE PRICE

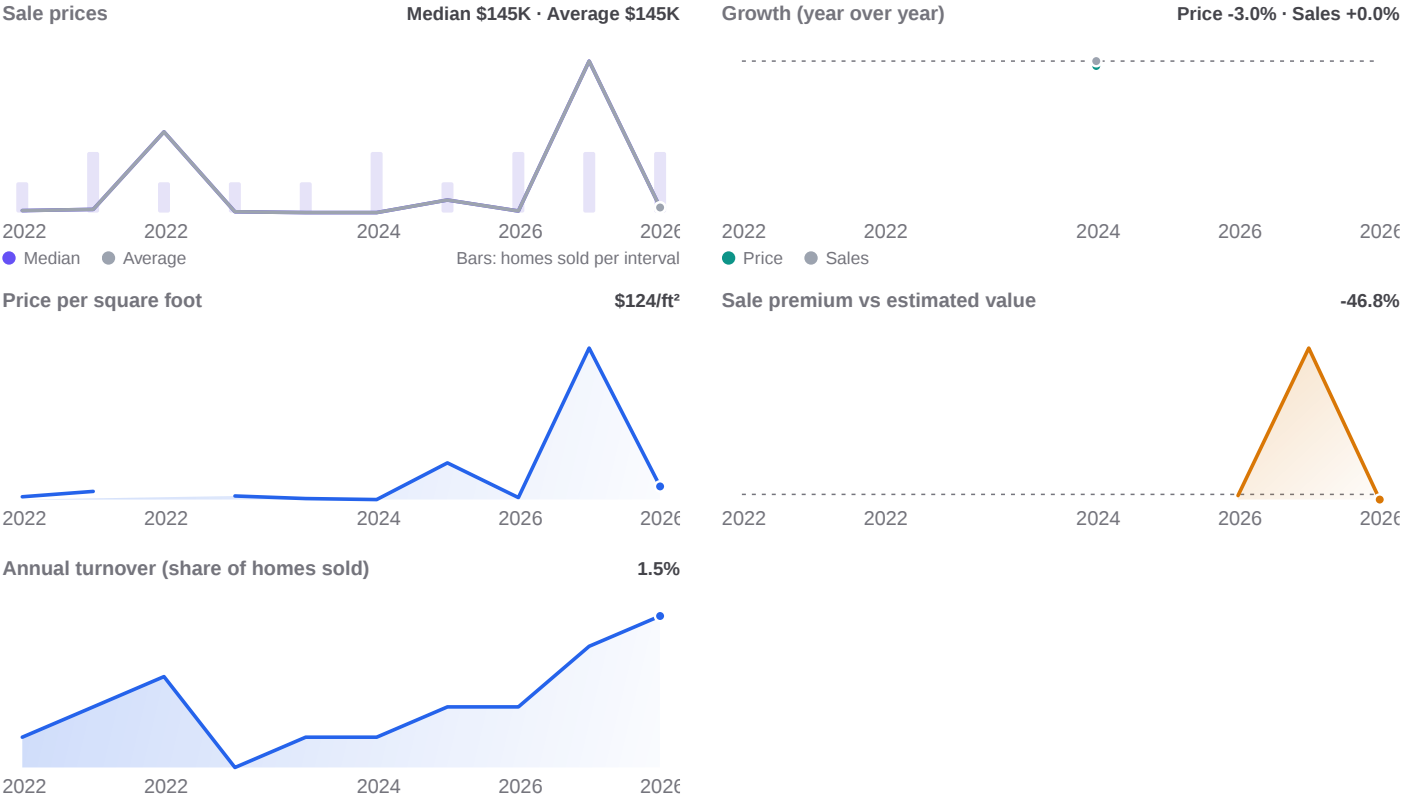
6

SALES (12 MO)

\$84K

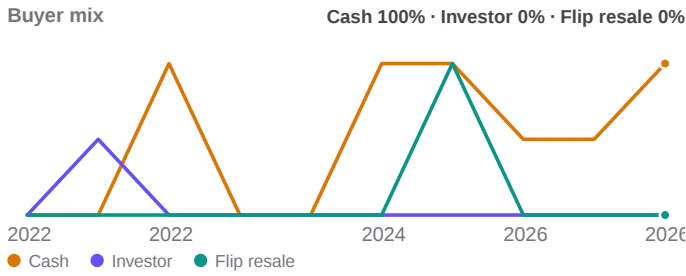
MEDIAN VALUE (AVM)

## MARKET TRENDS (5 YEARS)

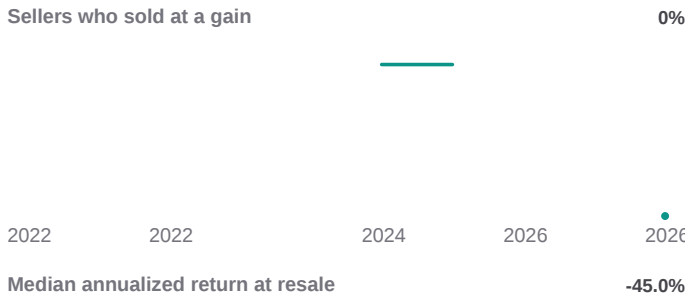


## BUYERS & OUTCOMES

### Buyer mix



### Sellers who sold at a gain



### Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 391       |
| Median value (AVM) | \$84K     |
| Median size        | 1,352 ft² |
| Median year built  | 2015      |
| Single family      | 59%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 75%      |
| Underwater (LTV 125% or more) | 5.7%     |
| Owner occupied                | 57%      |
| Company owned                 | 24%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 12.2 yrs |

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | 751                 |
| Density                          | 3 / mi <sup>2</sup> |
| Median household income          | \$44K               |
| Average household income         | \$58K               |
| Crime index (US avg 100)         | 126                 |
| Air pollution index (US avg 100) | 152                 |
| Earthquake index (US avg 100)    | 73                  |
| Homes occupied                   | 75%                 |
| Bachelor's or higher             | 7%                  |
| Poverty rate                     | 23.9%               |
| Unemployment                     | 1.1%                |
| Average temp                     | 63°F                |
| Annual precip                    | 52 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.