

Ivan 71748

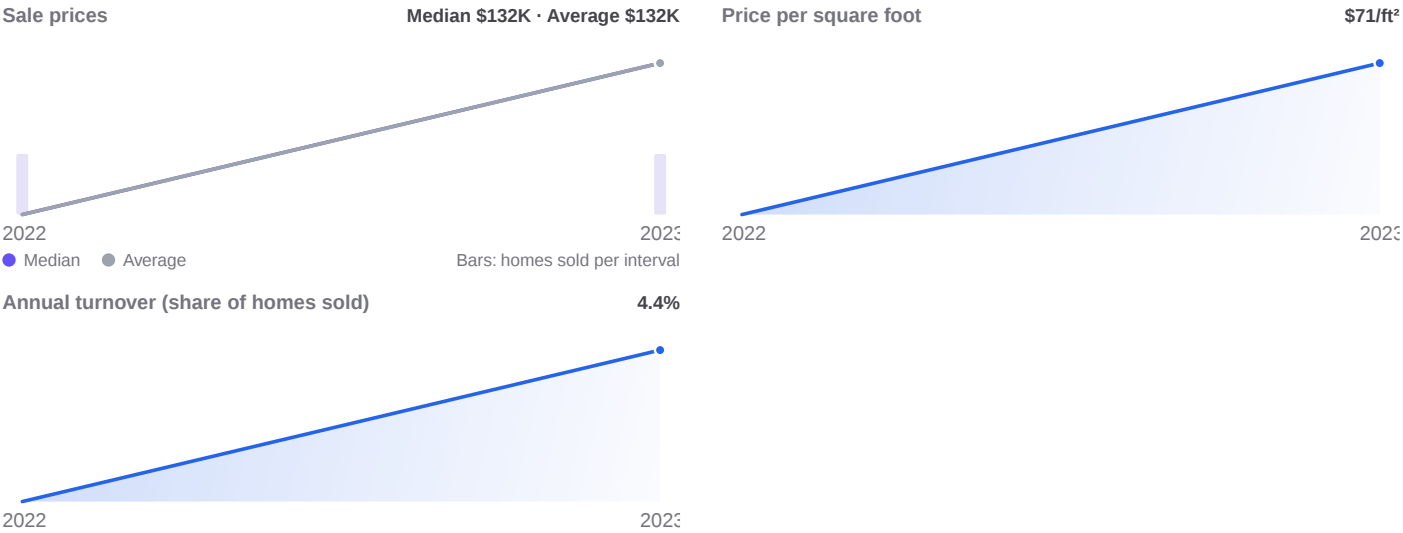
ZIP code · AR · Arkansas > Dallas County > Ivan

\$132K
 MEDIAN SALE PRICE

2
 SALES (12 MO)

\$139K
 MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

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

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

2022 2023
Cash Investor Flip resale

2022 2023
Loan (LTV) Down payment

HOUSING STOCK

Homes	45
Median value (AVM)	\$139K
Median size	1,468 ft²
Median year built	1995
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0%
Owner occupied	74%
Company owned	16%
Median loan-to-value	41%
Typical ownership tenure	14.0 yrs

COMMUNITY

Population	16
Density	5 / mi²
Median household income	\$44K
Average household income	\$56K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	148
Earthquake index (US avg 100)	64
Homes occupied	82%
Bachelor's or higher	8%
Poverty rate	6.3%

Unemployment	0.9%
Average temp	62°F
Annual precip	54 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2023, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.