

Magnolia 71753

ZIP code · AR · Arkansas > Columbia County > Magnolia

BALANCED MARKET

\$176K

MEDIAN SALE PRICE

+54.7%

1-YR CHANGE

138

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



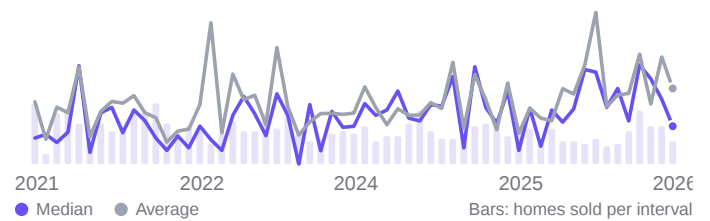
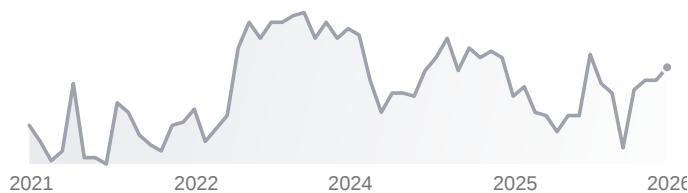
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$130K · Average \$200K

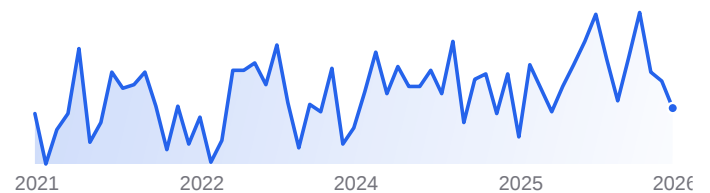
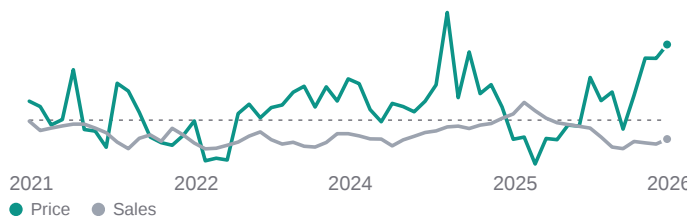


Growth (year over year)

Price +54.7% · Sales -13.8%

Price per square foot

\$76/ft²



Sale premium vs estimated value

-6.5%

Annual turnover (share of homes sold)

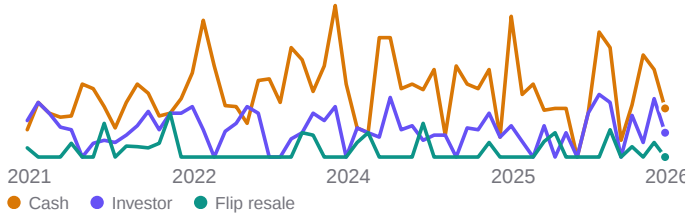
2.2%



BUYERS & OUTCOMES

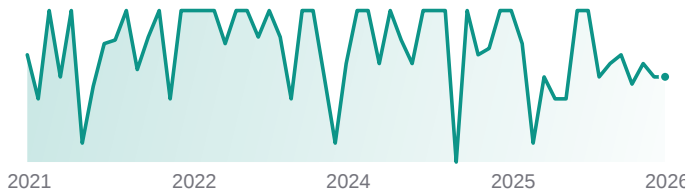
Buyer mix

Cash 22% · Investor 11% · Flip resale 0%



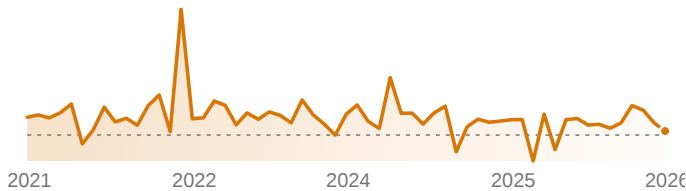
Sellers who sold at a gain

75%

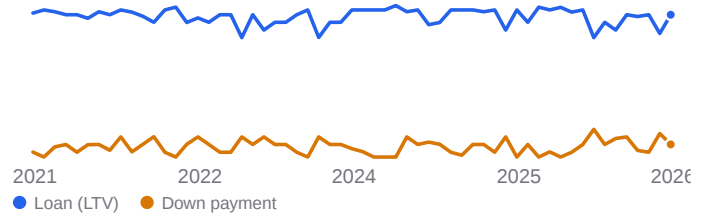


Median annualized return at resale

+1.0%

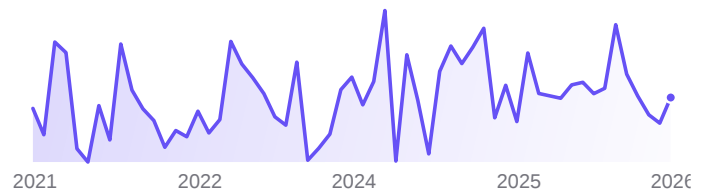


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



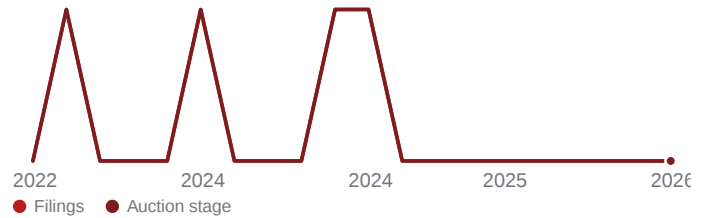
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,414
Median value (AVM)	\$126K
Median size	1,500 ft²
Median year built	1976
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	7.8%
Owner occupied	66%
Company owned	18%
Median loan-to-value	47%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	15,598
Density	50 / mi²
Median household income	\$54K
Average household income	\$76K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	43
Homes occupied	82%
Bachelor's or higher	13%
Poverty rate	18.5%
Unemployment	1.0%
Average temp	64°F
Annual precip	53 in
Sunshine	62%

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