

Stephens 71764

ZIP code · AR · Arkansas > Ouachita County > Stephens

STRONG BUYER'S MARKET

\$132K

MEDIAN SALE PRICE

-87.3%

1-YR CHANGE

6

SALES (12 MO)

\$65K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



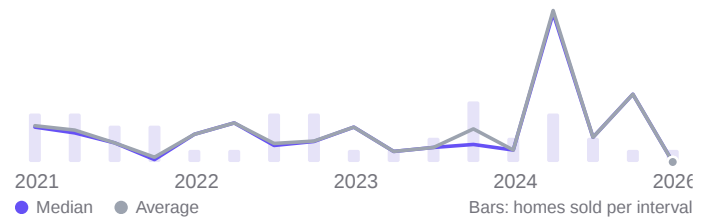
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

16 / 100

Sale prices

Median \$13K · Average \$13K

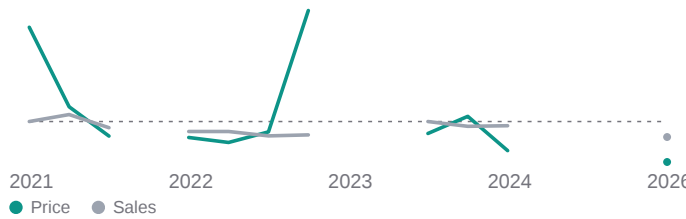


Growth (year over year)

Price -87.3% · Sales -33.3%

Price per square foot

\$12/ft²



Sale premium vs estimated value

+138.7%

Annual turnover (share of homes sold)

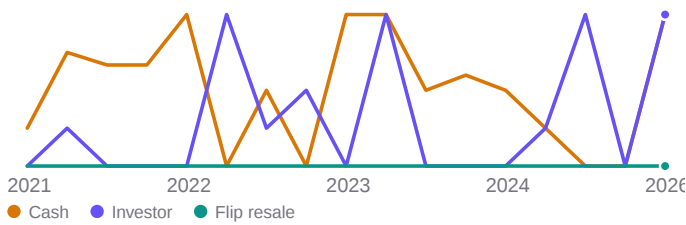
0.6%



BUYERS & OUTCOMES

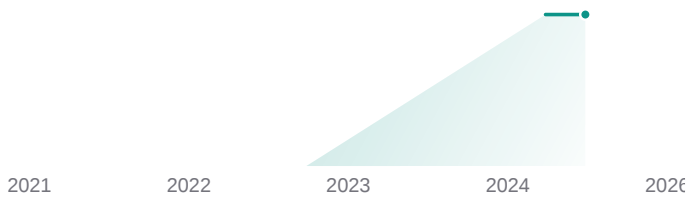
Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



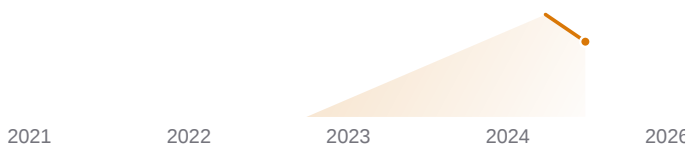
Sellers who sold at a gain

100%

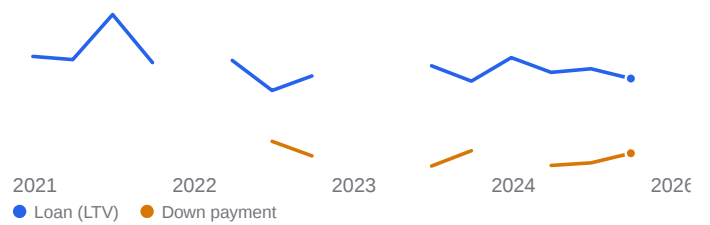


Median annualized return at resale

+9.9%

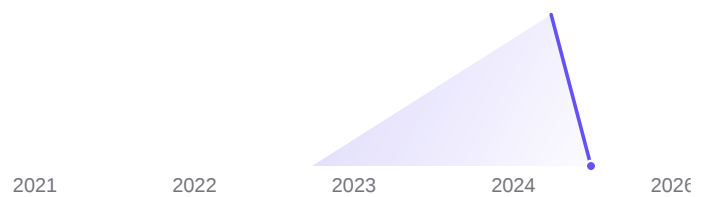


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

3.1 yrs



HOUSING STOCK

Homes	979
Median value (AVM)	\$65K
Median size	1,344 ft²
Median year built	1970
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.9%
Owner occupied	68%
Company owned	9.0%
Median loan-to-value	0%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	2,185
Density	12 / mi ²
Median household income	\$59K
Average household income	\$67K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	48
Homes occupied	77%
Bachelor's or higher	6%
Poverty rate	11.9%
Unemployment	1.4%
Average temp	63°F
Annual precip	54 in
Sunshine	62%

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