

Nashville 71852

ZIP code · AR · Arkansas > Howard County > Nashville

BALANCED MARKET

\$160K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

73

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



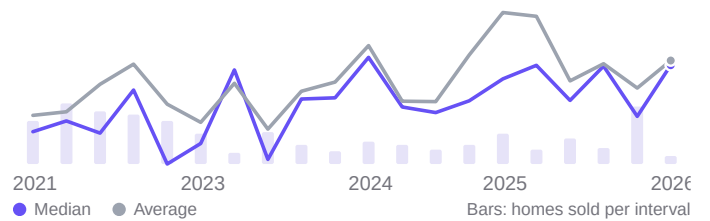
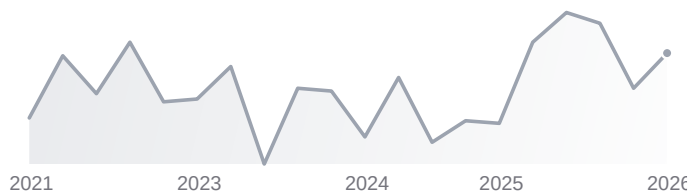
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$207K · Average \$212K

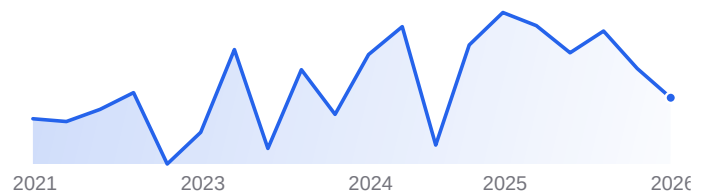
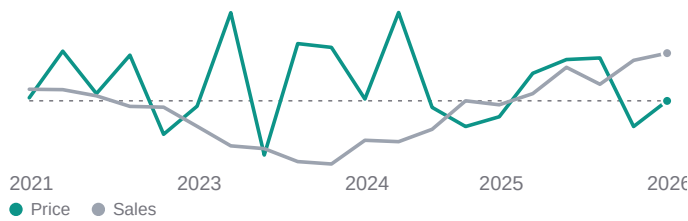


Growth (year over year)

Price -0.1% · Sales +43.1%

Price per square foot

\$83/ft²

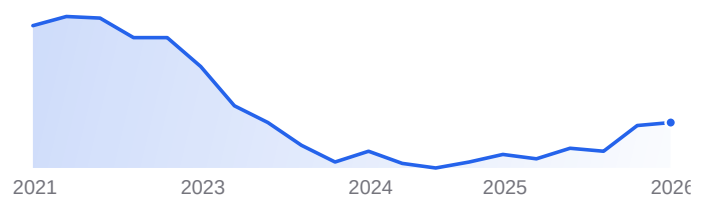
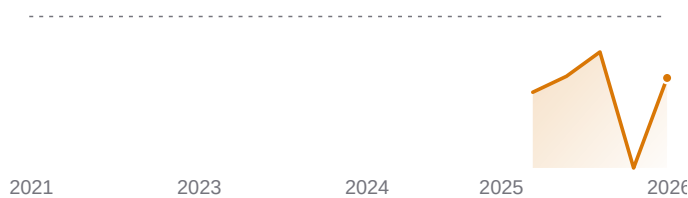


Sale premium vs estimated value

-10.5%

Annual turnover (share of homes sold)

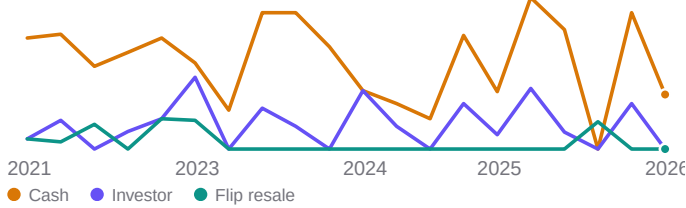
1.7%



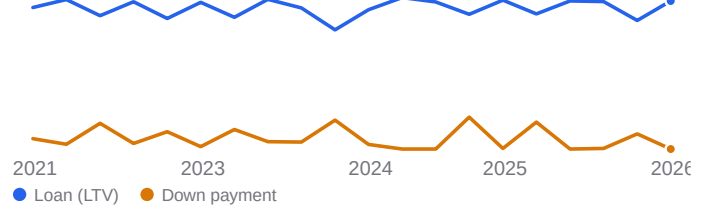
BUYERS & OUTCOMES

Buyer mix

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

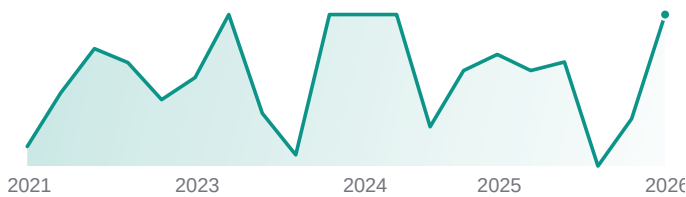


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



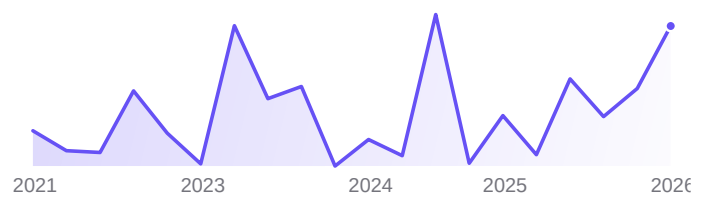
Sellers who sold at a gain

100%



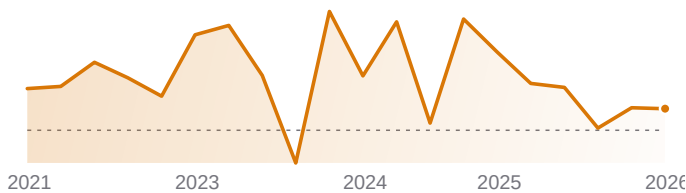
Typical hold before selling

10.2 yrs



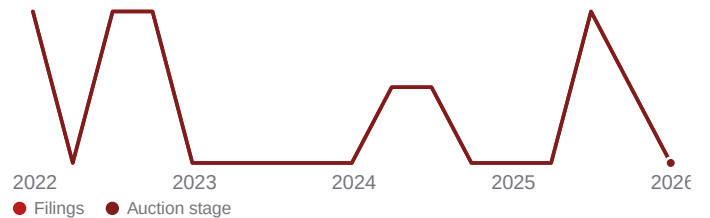
Median annualized return at resale

+2.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,260
Median value (AVM)	\$186K
Median size	1,568 ft²
Median year built	1980
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.2%
Owner occupied	70%
Company owned	13%
Median loan-to-value	19%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	9,529
Density	34 / mi²
Median household income	\$54K
Average household income	\$65K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	132
Earthquake index (US avg 100)	46
Homes occupied	82%
Bachelor's or higher	12%
Poverty rate	14.4%
Unemployment	0.8%
Average temp	62°F
Annual precip	55 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.