

Story 71970

ZIP code · AR · Arkansas > Montgomery County

SELLER'S MARKET

\$268K

MEDIAN SALE PRICE

+122.9%

1-YR CHANGE

7

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

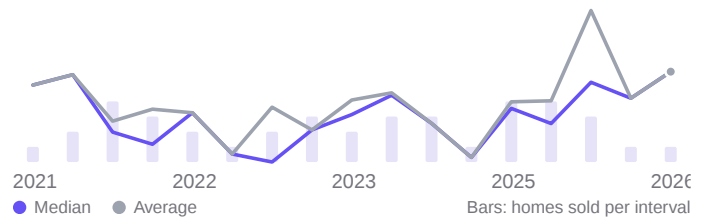
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$268K · Average \$268K

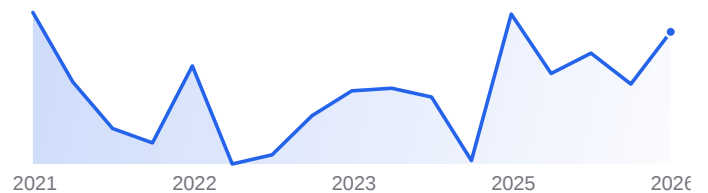
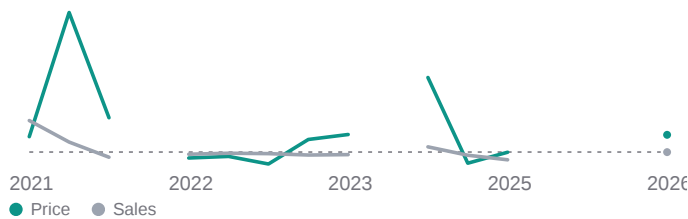


Growth (year over year)

Price +122.9% · Sales +0.0%

Price per square foot

\$178/ft²

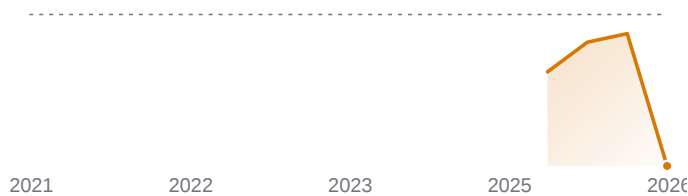


Sale premium vs estimated value

-7.8%

Annual turnover (share of homes sold)

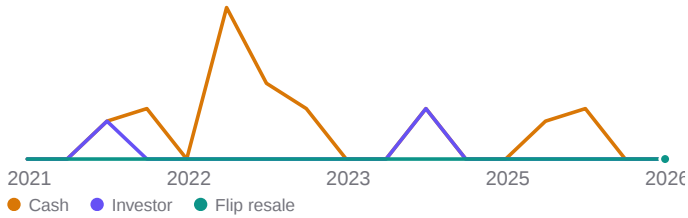
1.3%



BUYERS & OUTCOMES

Buyer mix

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



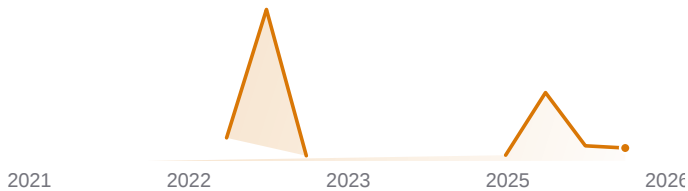
Sellers who sold at a gain

100%

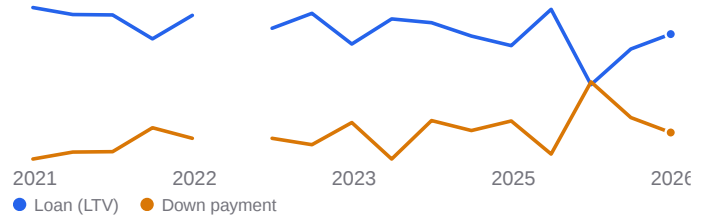


Median annualized return at resale

+14.9%

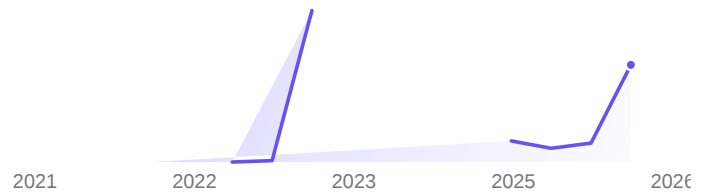


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



Typical hold before selling

9.3 yrs



HOUSING STOCK

Homes	547
Median value (AVM)	\$167K
Median size	1,216 ft²
Median year built	1986
Single family	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.4%
Owner occupied	60%
Company owned	11%
Median loan-to-value	28%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	761
Density	8 / mi ²
Median household income	\$56K
Average household income	\$87K
Crime index (US avg 100)	176
Air pollution index (US avg 100)	135
Earthquake index (US avg 100)	51
Homes occupied	62%
Bachelor's or higher	13%
Poverty rate	18.0%
Unemployment	0.8%
Average temp	61°F
Annual precip	53 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.