

Bradford 72020

ZIP code · AR · Arkansas > Jackson County > Bradford

STRONG BUYER'S MARKET

\$82K

MEDIAN SALE PRICE

-31.6%

1-YR CHANGE

19

SALES (12 MO)

\$104K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



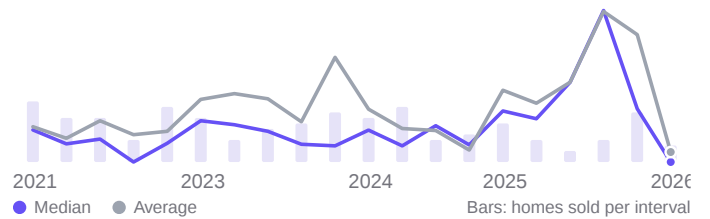
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$21K · Average \$41K

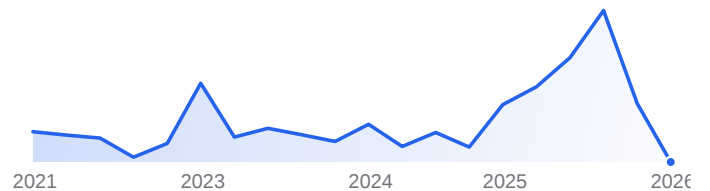
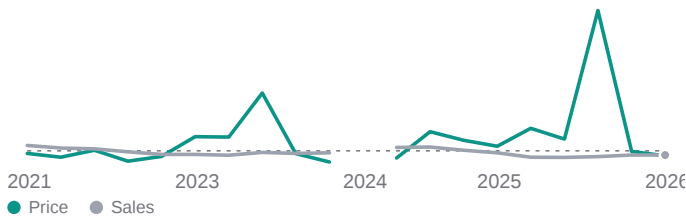


Growth (year over year)

Price -31.6% · Sales -26.9%

Price per square foot

\$11/ft²



Sale premium vs estimated value

-87.7%

Annual turnover (share of homes sold)

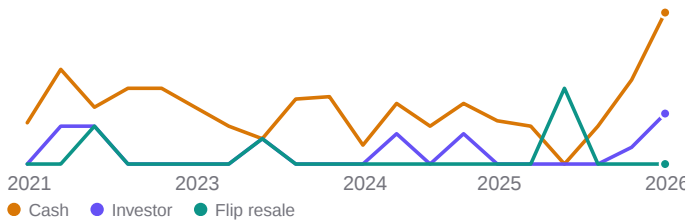
1.0%



BUYERS & OUTCOMES

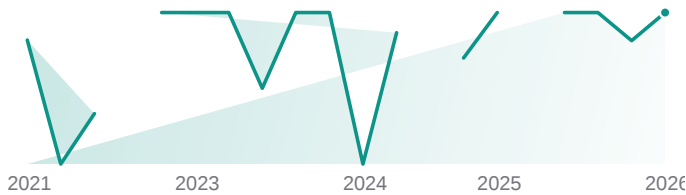
Buyer mix

Cash 100% · Investor 33% · Flip resale 0%



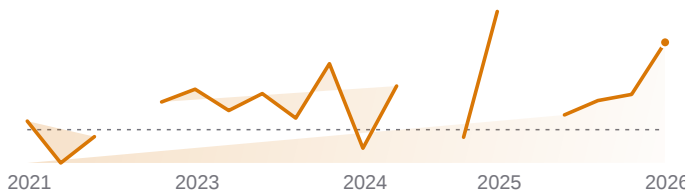
Sellers who sold at a gain

100%

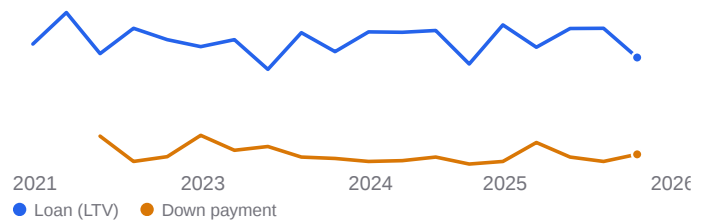


Median annualized return at resale

+24.8%

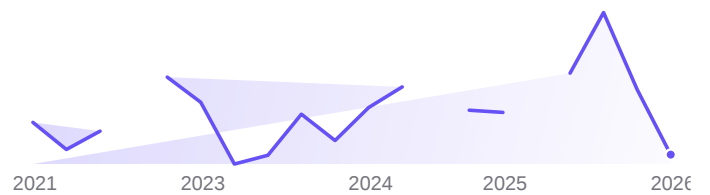


Financing (share of purchase price) Loan (LTV) 77% · Down payment 7.0%



Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,990
Median value (AVM)	\$104K
Median size	1,344 ft²
Median year built	1983
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	5.1%
Owner occupied	71%
Company owned	9.4%
Median loan-to-value	0%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	3,697
Density	20 / mi²
Median household income	\$43K
Average household income	\$62K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	164
Earthquake index (US avg 100)	187
Homes occupied	88%
Bachelor's or higher	6%
Poverty rate	21.4%
Unemployment	1.1%
Average temp	61°F
Annual precip	49 in
Sunshine	73%

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.