

Cabot 72023

ZIP code · AR · Arkansas > Lonoke County > Cabot

BALANCED MARKET

\$223K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

619

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



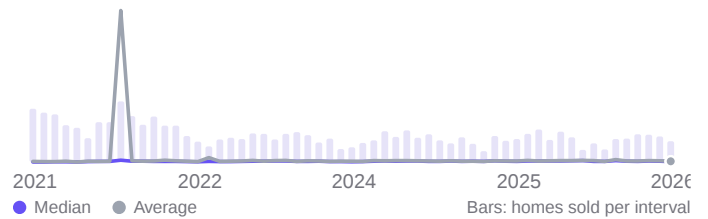
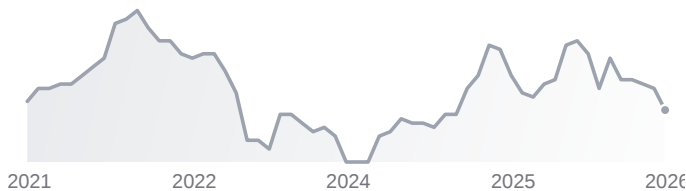
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$203K · Average \$223K

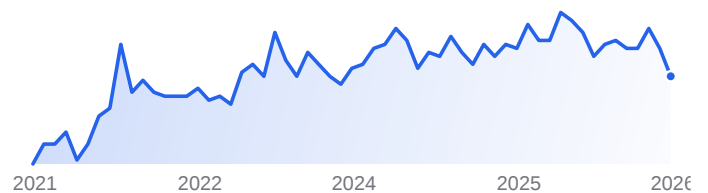
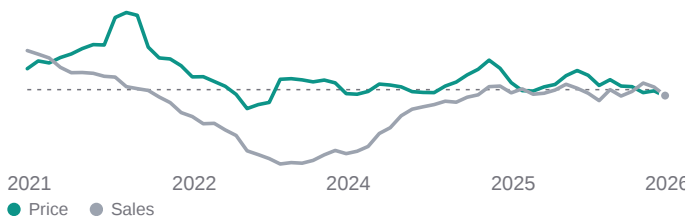


Growth (year over year)

Price -3.5% · Sales -3.1%

Price per square foot

\$134/ft²

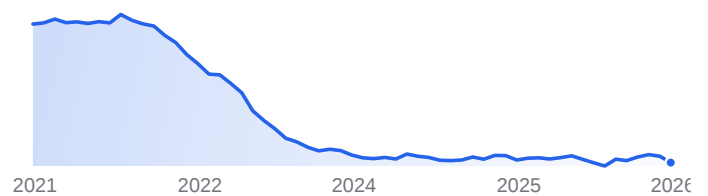
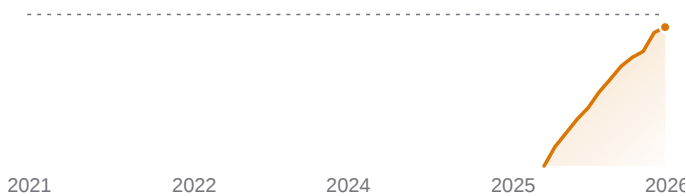


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

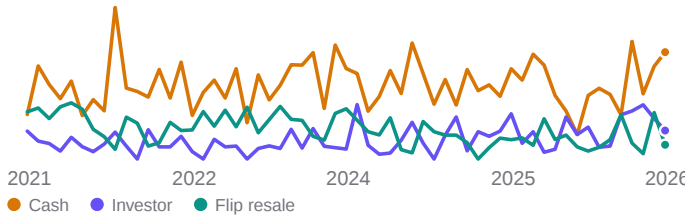
4.4%



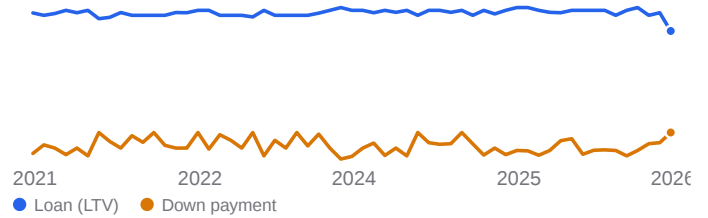
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 8.3% · Flip resale 4.2%

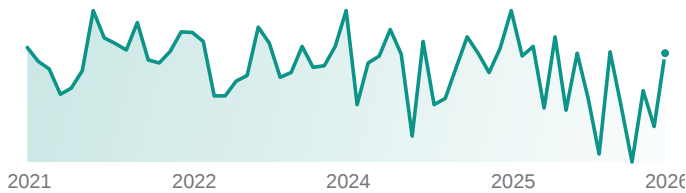


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



Sellers who sold at a gain

94%



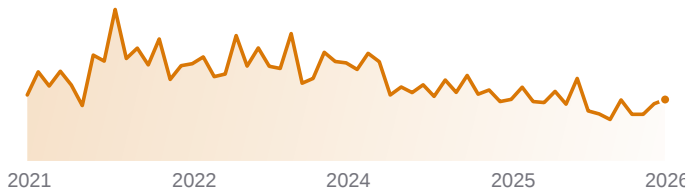
Typical hold before selling

5.1 yrs



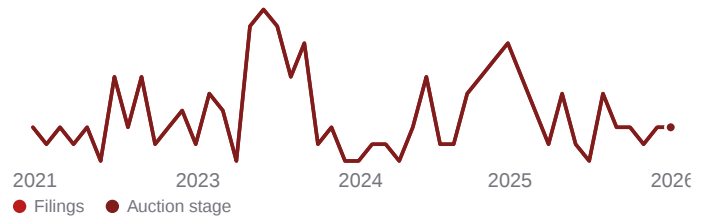
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	13,994
Median value (AVM)	\$250K
Median size	1,706 ft²
Median bedrooms	2
Median year built	2000
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.1%
Owner occupied	81%
Company owned	18%
Median loan-to-value	54%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	37,268
Density	398 / mi²
Median household income	\$77K
Average household income	\$93K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	160
Earthquake index (US avg 100)	121
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	11.6%
Unemployment	0.8%
Average temp	61°F
Annual precip	50 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.