

# Clinton 72031

ZIP code · AR · Arkansas > Van Buren County > Clinton

BALANCED MARKET

**\$146K**

MEDIAN SALE PRICE

**-1.5%**

1-YR CHANGE

**68**

SALES (12 MO)

**\$168K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

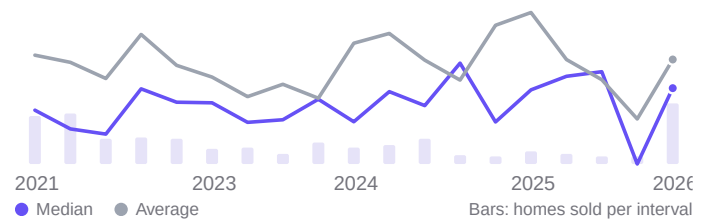
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$143K · Average \$170K

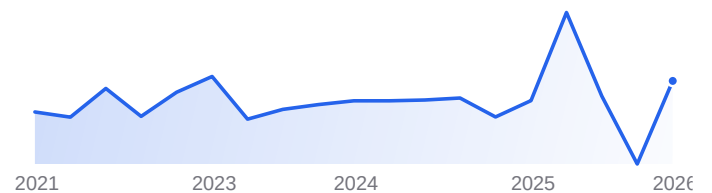
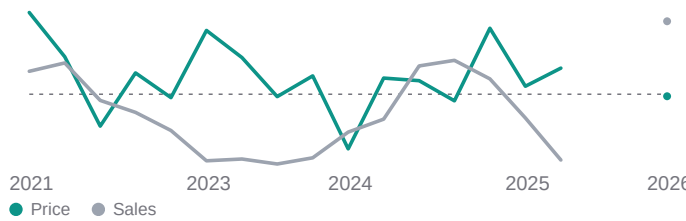


Growth (year over year)

Price -1.5% · Sales +58.1%

Price per square foot

\$106/ft²

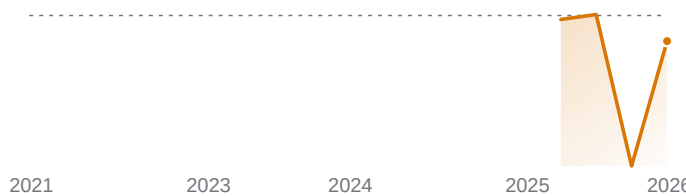


Sale premium vs estimated value

-6.9%

Annual turnover (share of homes sold)

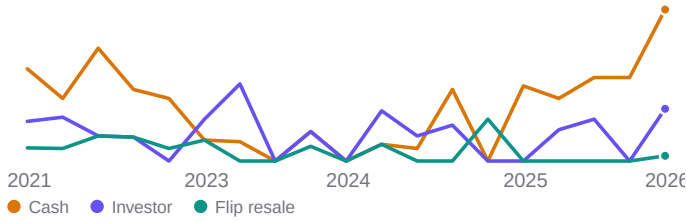
1.7%



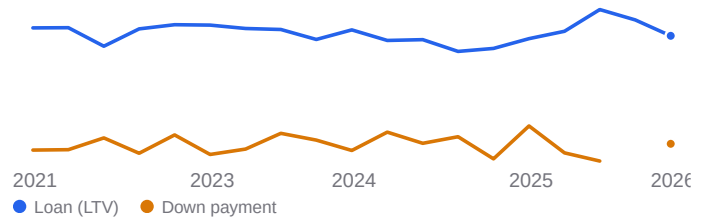
## BUYERS & OUTCOMES

### Buyer mix

Cash 60% · Investor 21% · Flip resale 2.1%

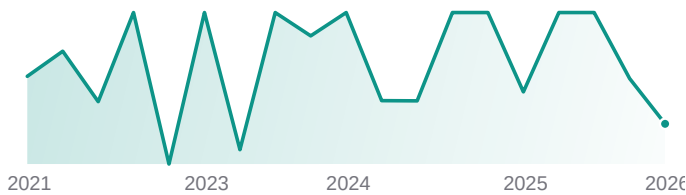


### Financing (share of purchase price) Loan (LTV) 89% · Down payment 14%



### Sellers who sold at a gain

72%



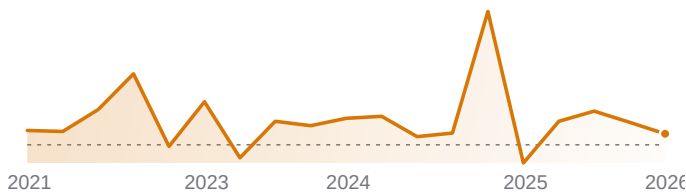
### Typical hold before selling

4.8 yrs



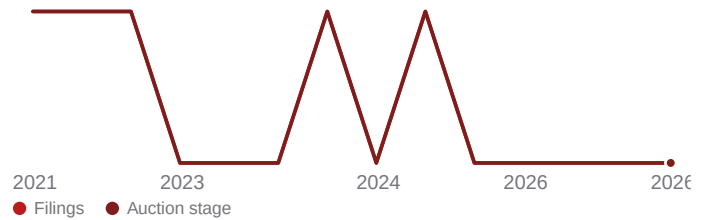
### Median annualized return at resale

+4.6%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,047     |
| Median value (AVM) | \$168K    |
| Median size        | 1,364 ft² |
| Median year built  | 1985      |
| Single family      | 81%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 72%     |
| Underwater (LTV 125% or more) | 3.3%    |
| Owner occupied                | 66%     |
| Company owned                 | 20%     |
| Median loan-to-value          | 12%     |
| Typical ownership tenure      | 9.2 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>6,612</b>    |
| Density                          | <b>22 / mi²</b> |
| Median household income          | <b>\$50K</b>    |
| Average household income         | <b>\$58K</b>    |
| Crime index (US avg 100)         | <b>118</b>      |
| Air pollution index (US avg 100) | <b>146</b>      |
| Earthquake index (US avg 100)    | <b>102</b>      |
| Homes occupied                   | <b>76%</b>      |
| Bachelor's or higher             | <b>8%</b>       |
| Poverty rate                     | <b>21.1%</b>    |
| Unemployment                     | <b>0.8%</b>     |
| Average temp                     | <b>58°F</b>     |
| Annual precip                    | <b>52 in</b>    |
| Sunshine                         | <b>73%</b>      |

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.