

De Witt 72042

ZIP code · AR · Arkansas > Arkansas County

BALANCED MARKET

\$70K

MEDIAN SALE PRICE

-37.2%

1-YR CHANGE

84

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

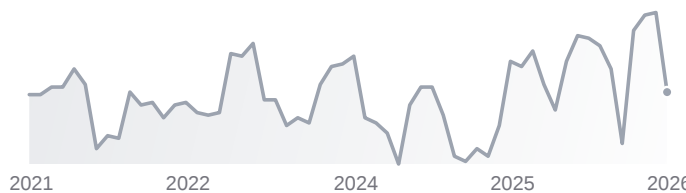
Balanced market · 40 / 100



MARKET TRENDS (5 YEARS)

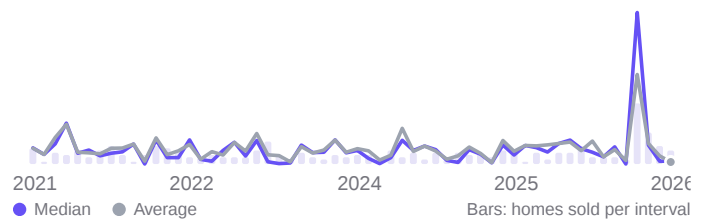
Market temperature (0-100)

40 / 100



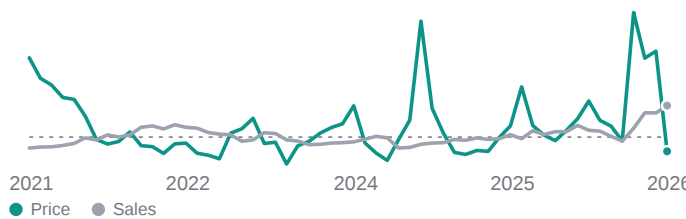
Sale prices

Median \$40K · Average \$36K



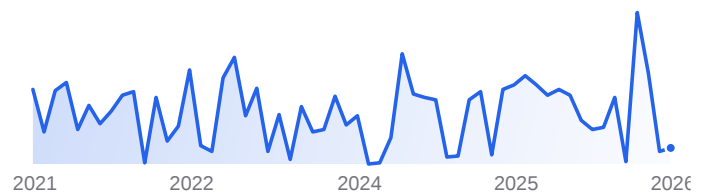
Growth (year over year)

Price -37.2% · Sales +82.6%



Price per square foot

\$34/ft²



Sale premium vs estimated value

-20.4%



Annual turnover (share of homes sold)

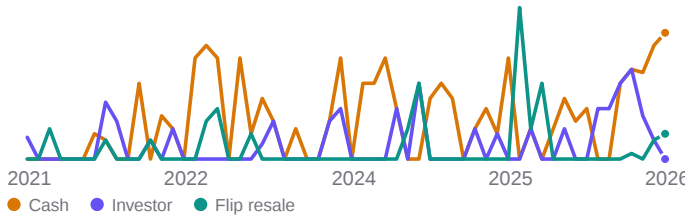
3.4%



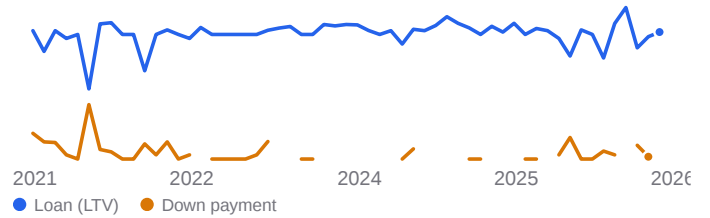
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 0% · Flip resale 17%

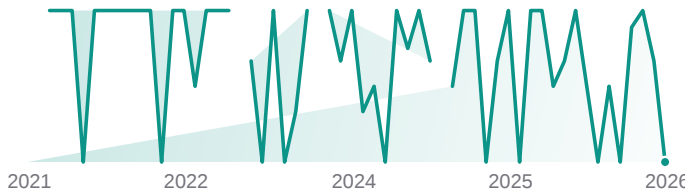


Financing (share of purchase price) Loan (LTV) 100% · Down payment 3.6%



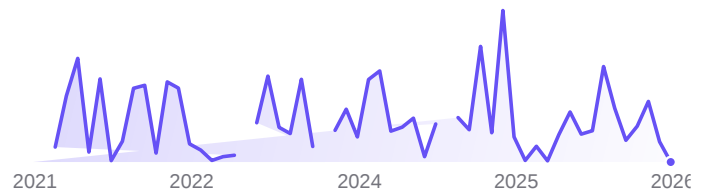
Sellers who sold at a gain

0%



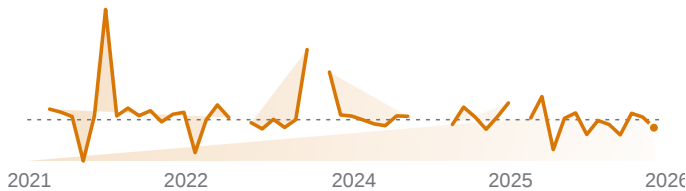
Typical hold before selling

0.3 yrs



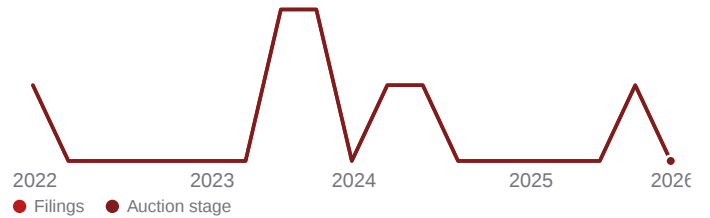
Median annualized return at resale

-9.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,475
Median value (AVM)	\$126K
Median size	1,350 ft²
Median year built	2013
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	6.8%
Owner occupied	62%
Company owned	18%
Median loan-to-value	26%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	4,103
Density	16 / mi²
Median household income	\$54K
Average household income	\$74K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	165
Earthquake index (US avg 100)	99
Homes occupied	84%
Bachelor's or higher	7%
Poverty rate	21.0%
Unemployment	1.0%
Average temp	62°F
Annual precip	52 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.