

Edgemont 72044

ZIP code · AR · Arkansas > Cleburne County > Edgemont

BALANCED MARKET

\$363K

MEDIAN SALE PRICE

+53.5%

1-YR CHANGE

16

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



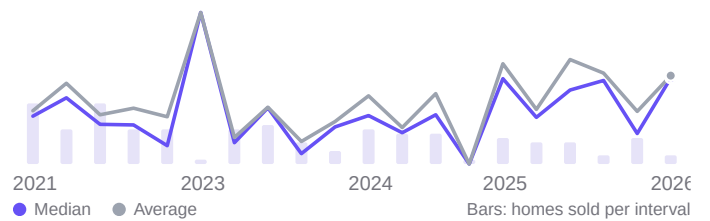
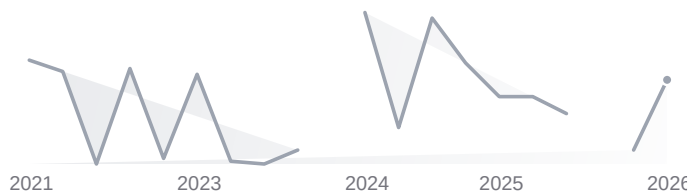
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$380K · Average \$390K

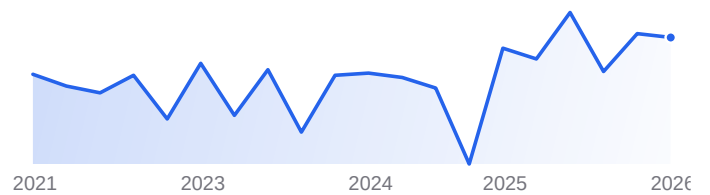
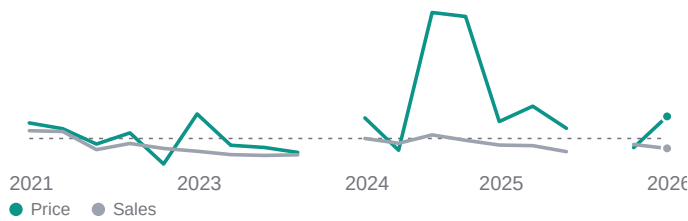


Growth (year over year)

Price +53.5% · Sales -23.8%

Price per square foot

\$179/ft²

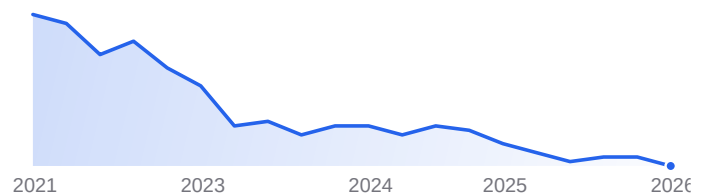
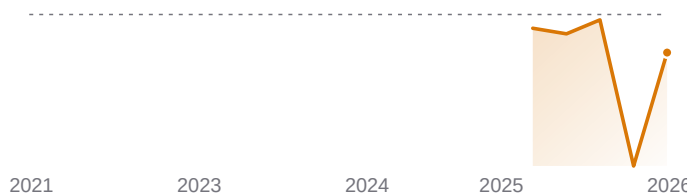


Sale premium vs estimated value

-13.2%

Annual turnover (share of homes sold)

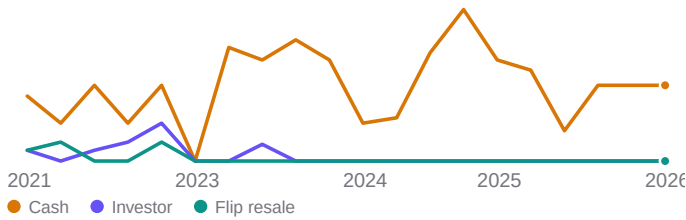
1.8%



BUYERS & OUTCOMES

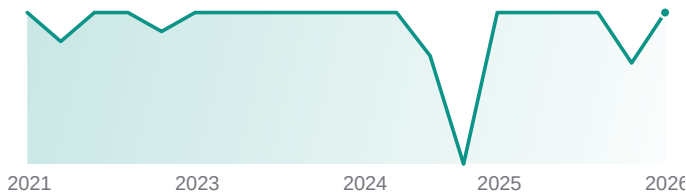
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



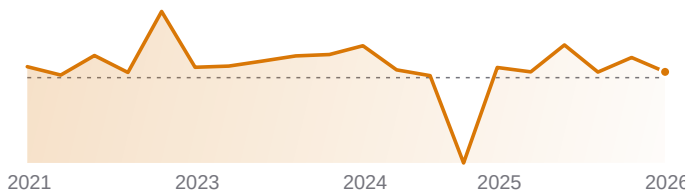
Sellers who sold at a gain

100%

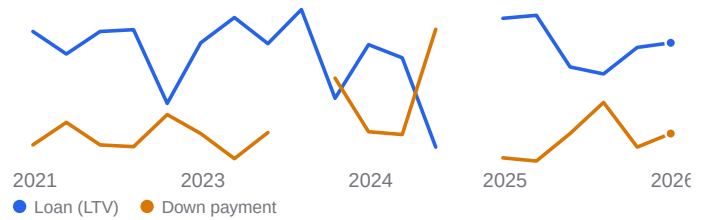


Median annualized return at resale

+4.2%

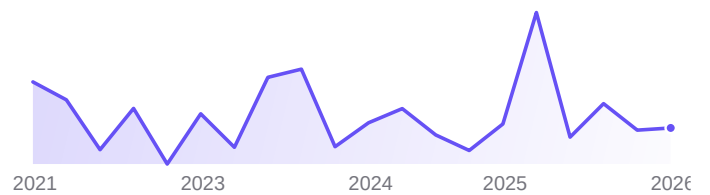


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



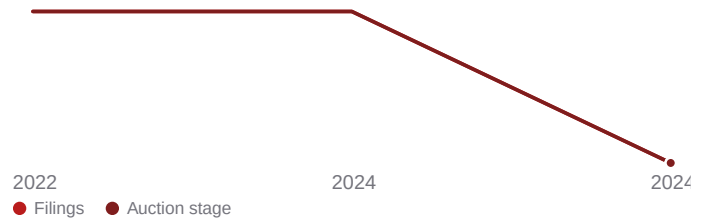
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	910
Median value (AVM)	\$352K
Median size	1,660 ft²
Median year built	1993
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	2.6%
Owner occupied	45%
Company owned	23%
Median loan-to-value	19%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	1,277
Density	18 / mi²
Median household income	\$59K
Average household income	\$81K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	151
Earthquake index (US avg 100)	127
Homes occupied	51%
Bachelor's or higher	10%
Poverty rate	12.5%
Unemployment	0.8%
Average temp	58°F
Annual precip	51 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.