

Higden 72067

ZIP code · AR · Arkansas > Cleburne County > Higden

SELLER'S MARKET

\$227K

MEDIAN SALE PRICE

+27.5%

1-YR CHANGE

91

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

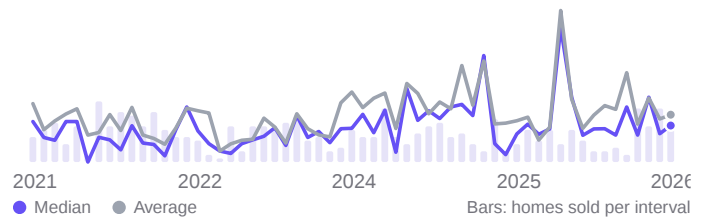
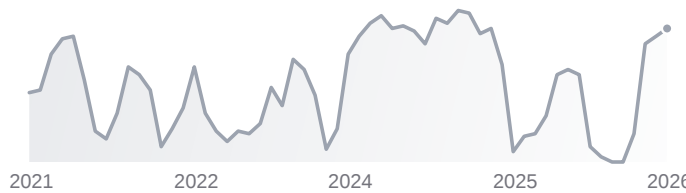
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$199K · Average \$243K

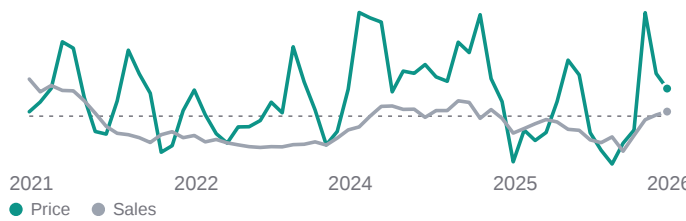


Growth (year over year)

Price +27.5% · Sales +4.6%

Price per square foot

\$179/ft²

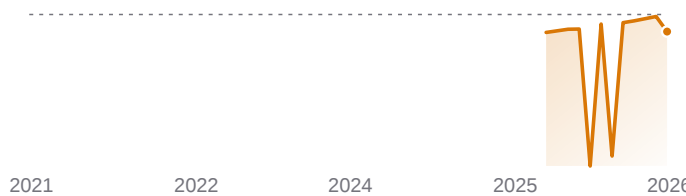


Sale premium vs estimated value

-8.0%

Annual turnover (share of homes sold)

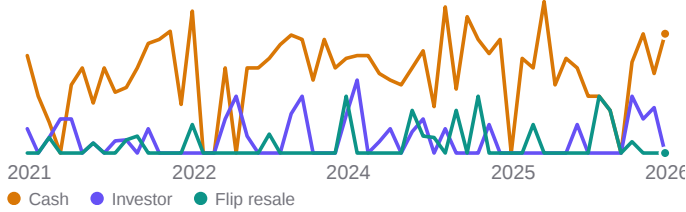
3.0%



BUYERS & OUTCOMES

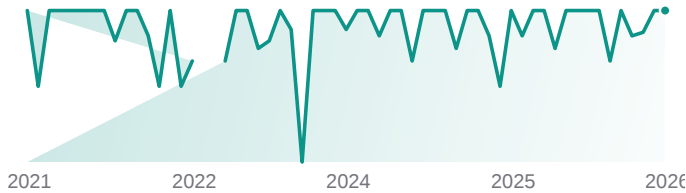
Buyer mix

Cash 70% · Investor 0% · Flip resale 0%



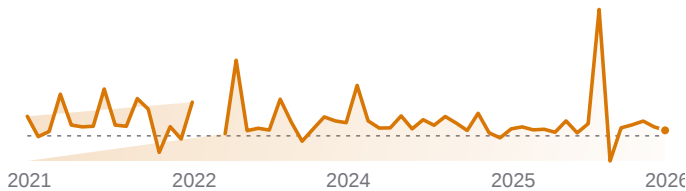
Sellers who sold at a gain

100%

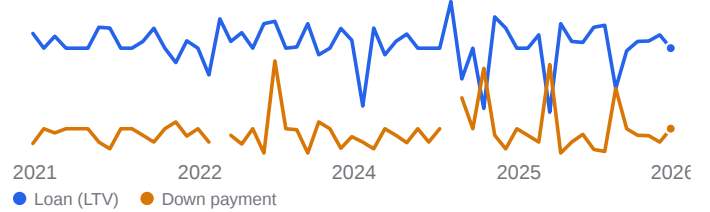


Median annualized return at resale

+4.0%

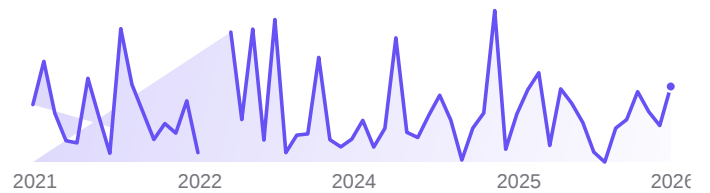


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,007
Median value (AVM)	\$249K
Median size	1,377 ft²
Median bedrooms	10
Median year built	1993
Single family	64%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.9%
Owner occupied	40%
Company owned	22%
Median loan-to-value	11%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	1,976
Density	32 / mi ²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	151
Earthquake index (US avg 100)	128
Homes occupied	49%
Bachelor's or higher	11%
Poverty rate	13.1%
Unemployment	0.8%
Average temp	59°F
Annual precip	51 in
Sunshine	73%

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.