

Higginson 72068

ZIP code · AR · Arkansas > White County > Higginson

\$118K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

8

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

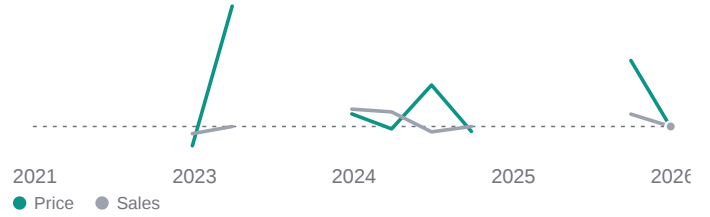
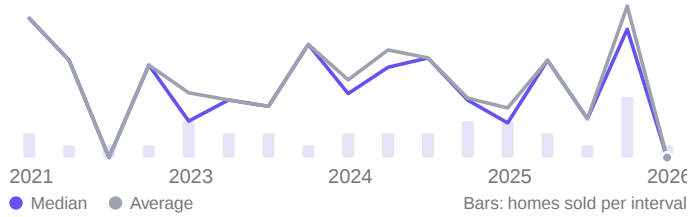
MARKET TRENDS (5 YEARS)

Sale prices

Median \$30K · Average \$30K

Growth (year over year)

Price -1.7% · Sales +0.0%



Price per square foot

\$20/ft²

Sale premium vs estimated value

-85.0%



Annual turnover (share of homes sold)

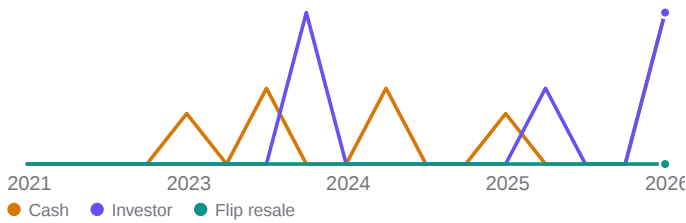
3.3%



BUYERS & OUTCOMES

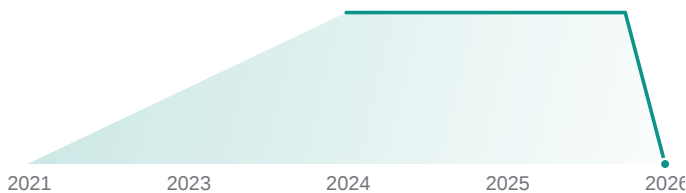
Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



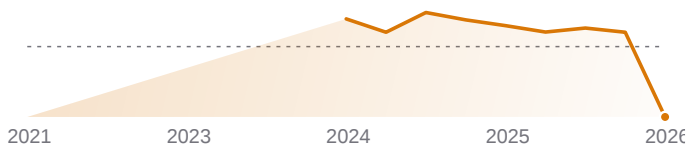
Sellers who sold at a gain

0%

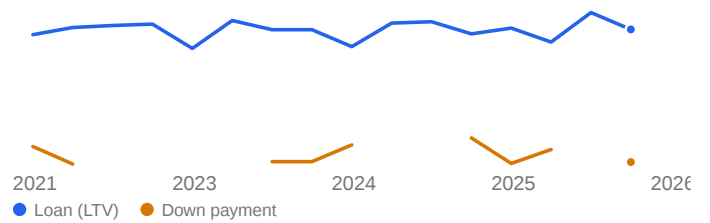


Median annualized return at resale

-15.6%

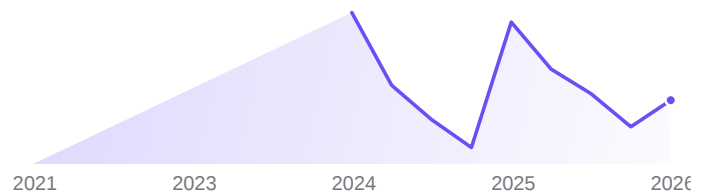


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.8%



Typical hold before selling

8.7 yrs



HOUSING STOCK

Homes	244
Median value (AVM)	\$134K
Median size	1,352 ft²
Median year built	1987
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.7%
Owner occupied	70%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	26
Density	37 / mi ²
Median household income	\$53K
Average household income	\$57K
Crime index (US avg 100)	177
Air pollution index (US avg 100)	169
Earthquake index (US avg 100)	154
Homes occupied	90%
Bachelor's or higher	5%
Poverty rate	20.7%
Unemployment	1.1%
Average temp	62°F
Annual precip	50 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.