

Kensett 72082

ZIP code · AR · Arkansas > White County > Kensett

BUYER'S MARKET

\$113K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$82K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



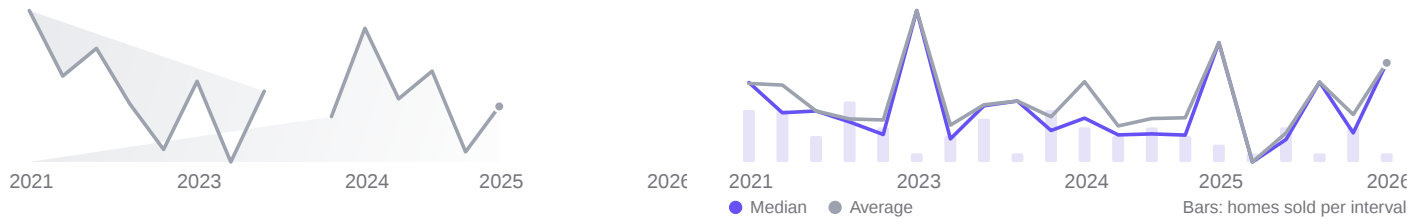
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$146K · Average \$146K

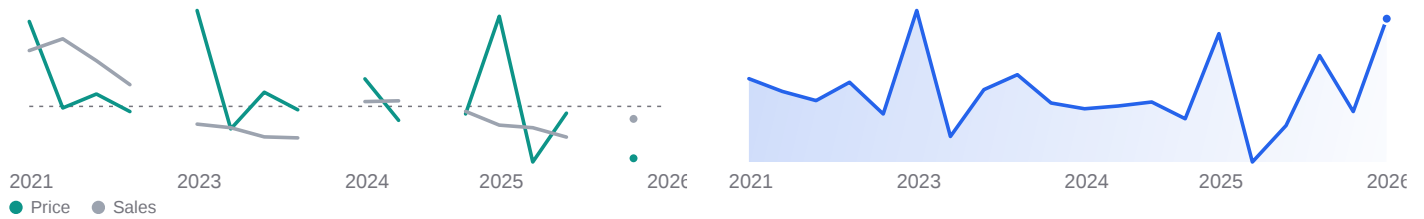


Growth (year over year)

Price -69.6% · Sales -16.7%

Price per square foot

\$117/ft²

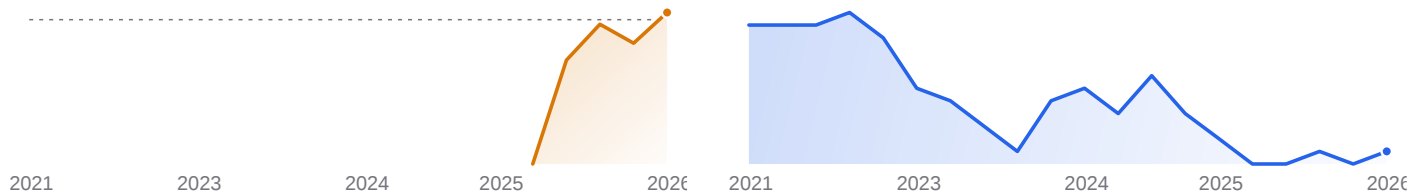


Sale premium vs estimated value

+4.0%

Annual turnover (share of homes sold)

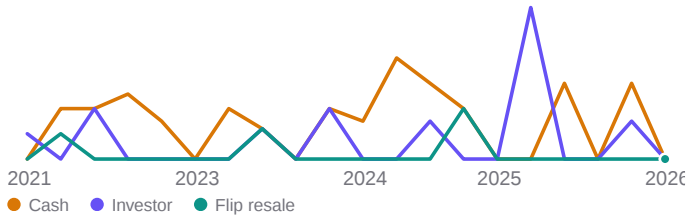
1.5%



BUYERS & OUTCOMES

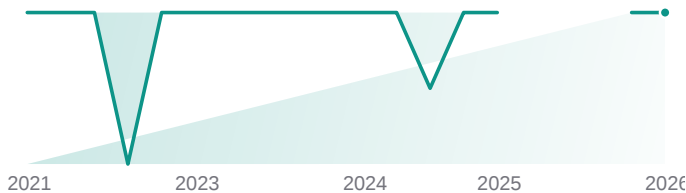
Buyer mix

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



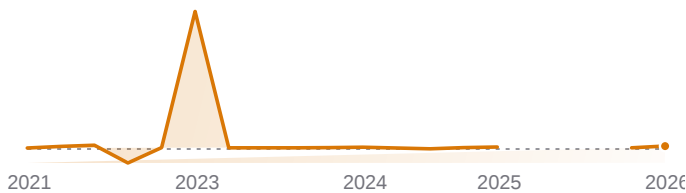
Sellers who sold at a gain

100%

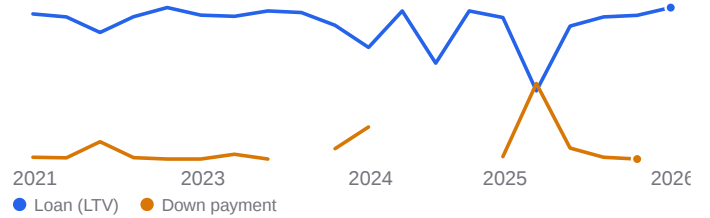


Median annualized return at resale

+17.3%

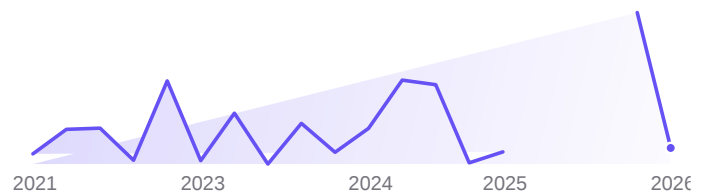


Financing (share of purchase price) Loan (LTV) 103% · Down payment 1.8%



Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	717
Median value (AVM)	\$82K
Median size	1,200 ft²
Median year built	1972
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.6%
Owner occupied	68%
Company owned	9.2%
Median loan-to-value	0%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	1,234
Density	172 / mi²
Median household income	\$26K
Average household income	\$38K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	168
Earthquake index (US avg 100)	162
Homes occupied	89%
Bachelor's or higher	4%
Poverty rate	28.7%
Unemployment	0.9%
Average temp	61°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.