

Mc Rae 72102

ZIP code · AR · Arkansas > White County

STRONG BUYER'S MARKET

\$94K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 4 / 100



Buyer's market

Balanced

Seller's market

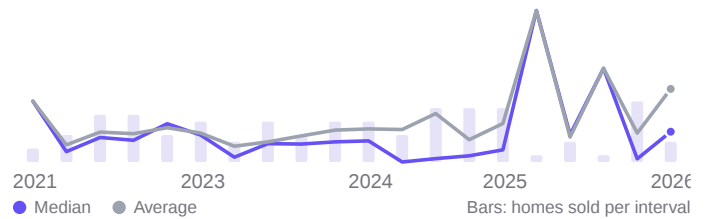
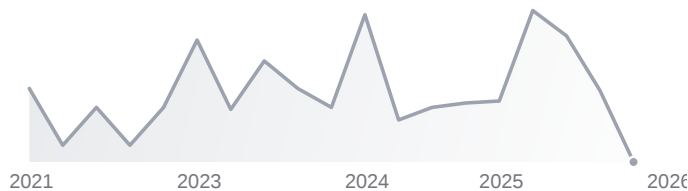
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

4 / 100

Sale prices

Median \$145K · Average \$291K

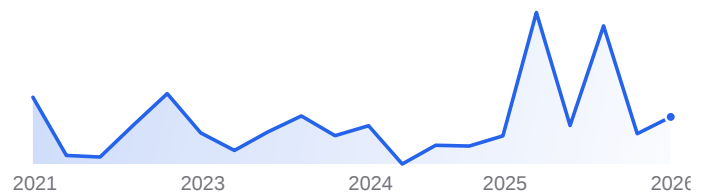
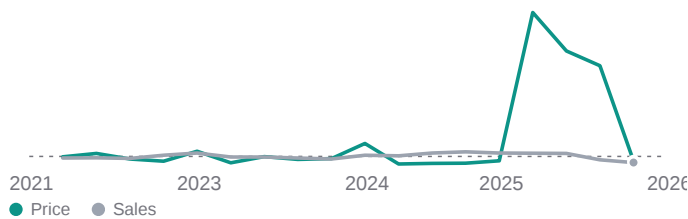


Growth (year over year)

Price -38.8% · Sales -50.0%

Price per square foot

\$92/ft²

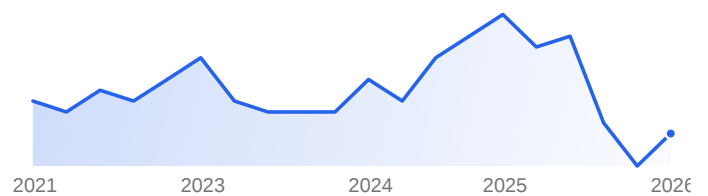


Sale premium vs estimated value

-61.7%

Annual turnover (share of homes sold)

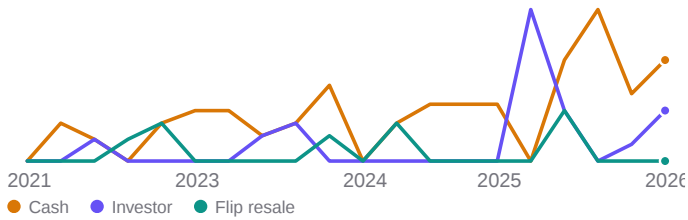
1.3%



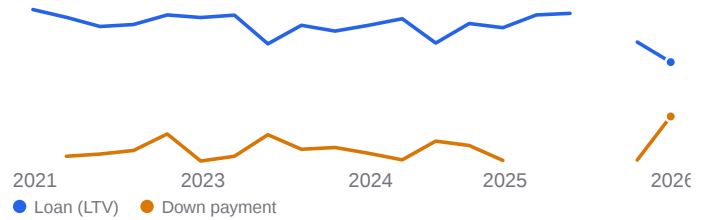
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

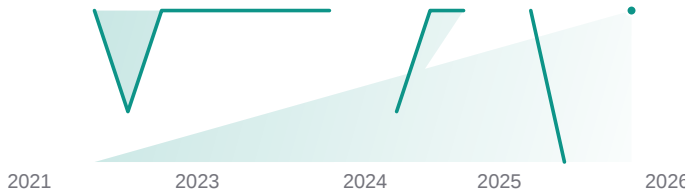


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



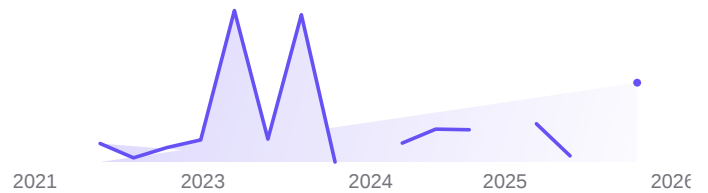
Sellers who sold at a gain

100%



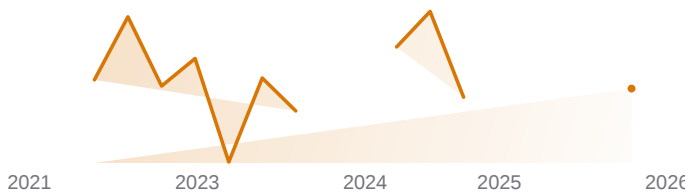
Typical hold before selling

8.8 yrs



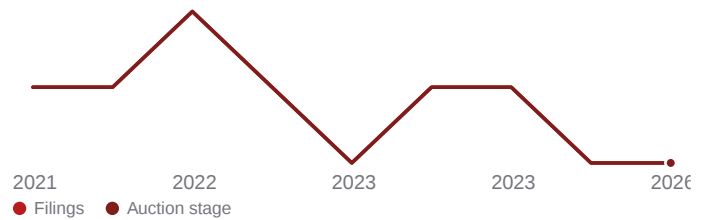
Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,295
Median value (AVM)	\$149K
Median size	1,456 ft²
Median year built	1995
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.4%
Owner occupied	72%
Company owned	15%
Median loan-to-value	17%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	2,488
Density	49 / mi²
Median household income	\$60K
Average household income	\$84K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	162
Earthquake index (US avg 100)	144
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	7.6%
Unemployment	1.2%
Average temp	61°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.