

Mabelvale 72103

ZIP code · AR · Arkansas > Saline County

STRONG BUYER'S MARKET

\$118K

MEDIAN SALE PRICE

-16.1%

1-YR CHANGE

148

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



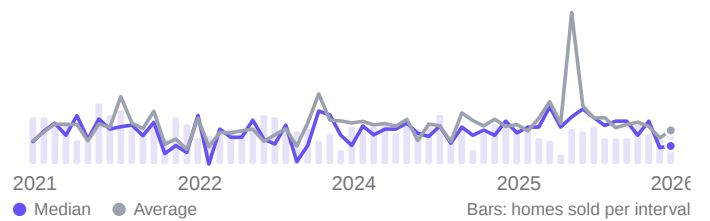
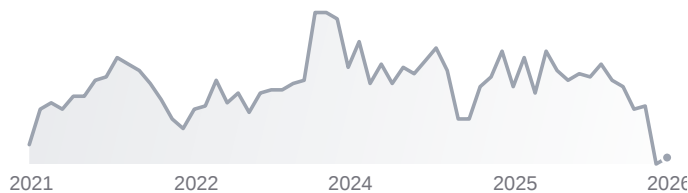
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$99K · Average \$137K

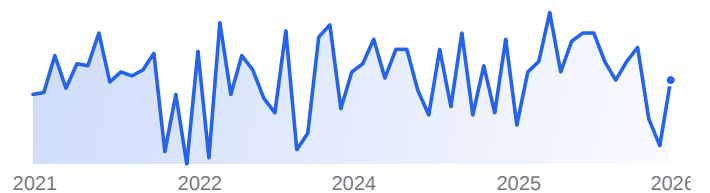
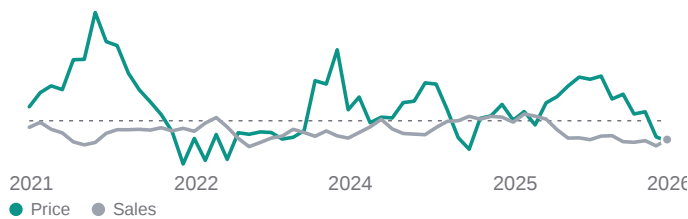


Growth (year over year)

Price -16.1% · Sales -14.9%

Price per square foot

\$88/ft²

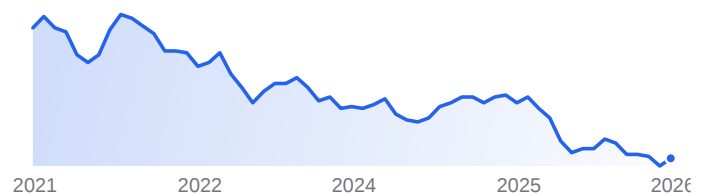
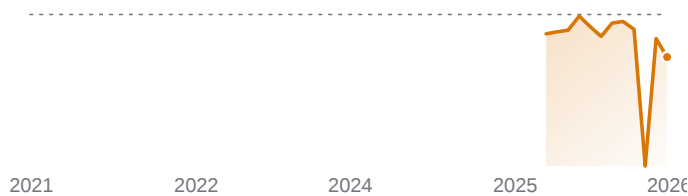


Sale premium vs estimated value

-6.9%

Annual turnover (share of homes sold)

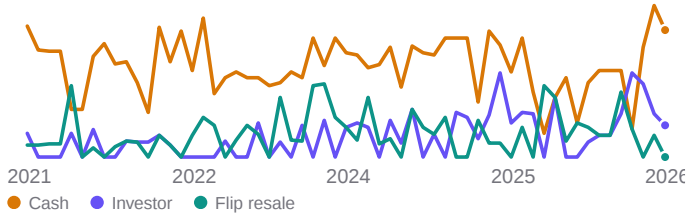
2.6%



BUYERS & OUTCOMES

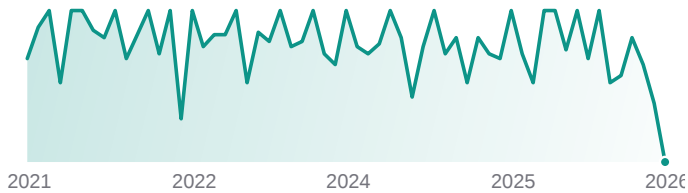
Buyer mix

Cash 53% · Investor 13% · Flip resale 0%



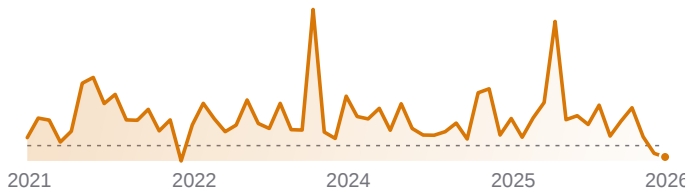
Sellers who sold at a gain

30%

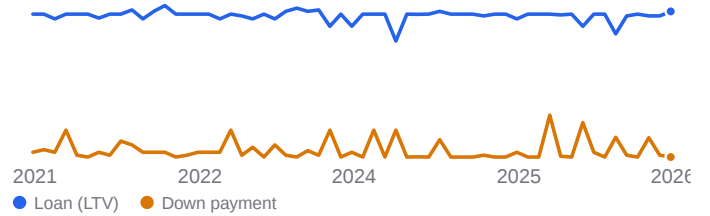


Median annualized return at resale

-2.1%

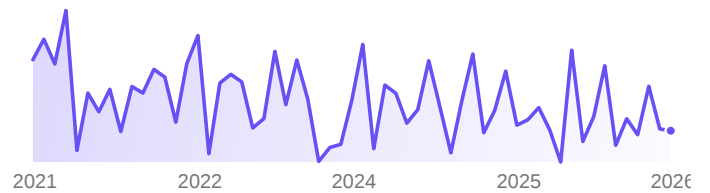


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



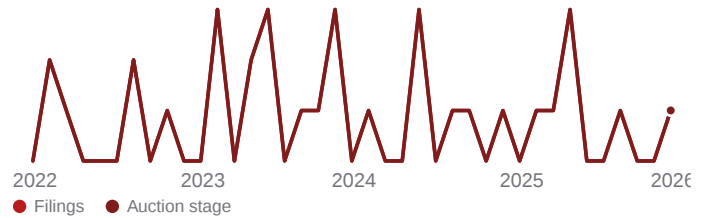
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,695
Median value (AVM)	\$181K
Median size	1,438 ft²
Median year built	1989
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.6%
Owner occupied	77%
Company owned	17%
Median loan-to-value	49%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	14,330
Density	450 / mi²
Median household income	\$62K
Average household income	\$75K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	157
Earthquake index (US avg 100)	92
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	13.4%
Unemployment	1.0%
Average temp	62°F
Annual precip	53 in
Sunshine	62%

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.