

Malvern 72104

ZIP code · AR · Arkansas > Hot Spring County > Malvern

STRONG BUYER'S MARKET

\$116K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

210

SALES (12 MO)

\$138K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



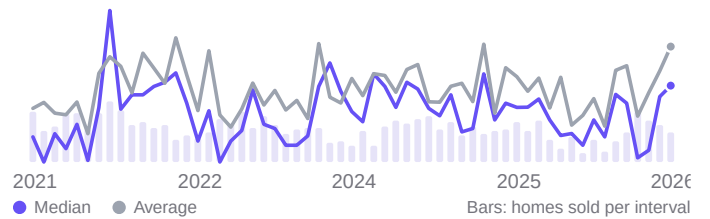
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

18 / 100

Sale prices

Median \$146K · Average \$193K

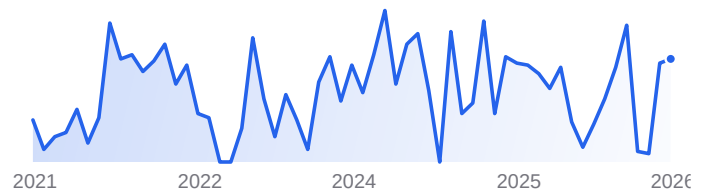
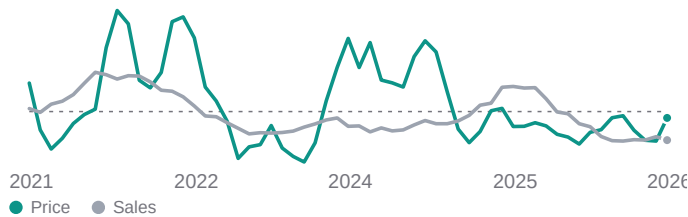


Growth (year over year)

Price -6.0% · Sales -27.3%

Price per square foot

\$98/ft²

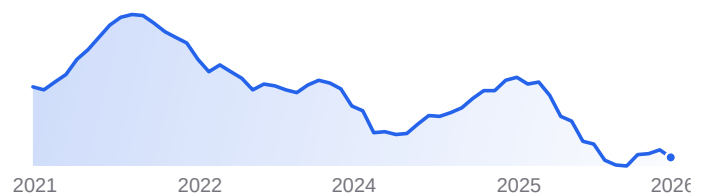
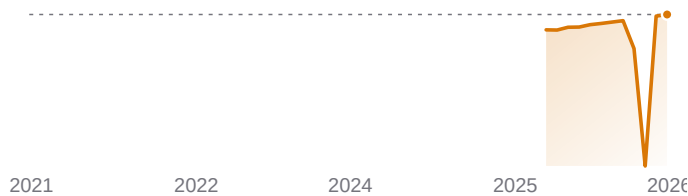


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

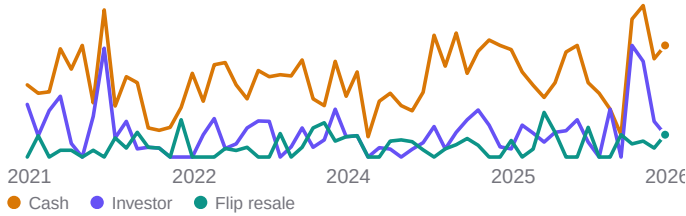
2.3%



BUYERS & OUTCOMES

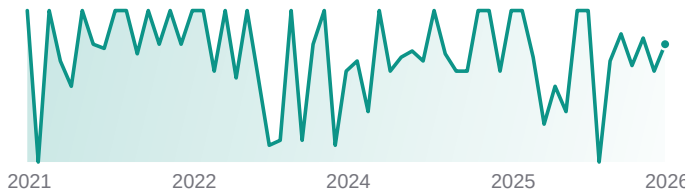
Buyer mix

Cash 50% · Investor 10% · Flip resale 10%



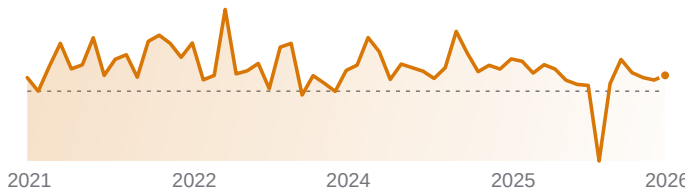
Sellers who sold at a gain

89%

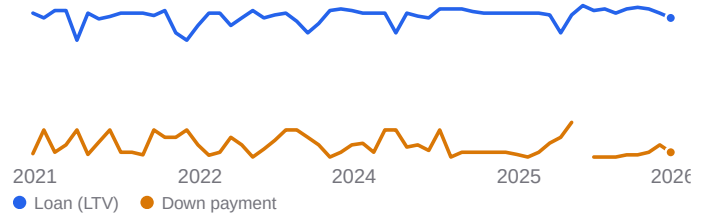


Median annualized return at resale

+5.5%

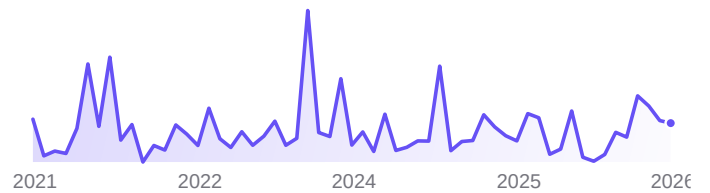


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,200
Median value (AVM)	\$138K
Median size	1,386 ft²
Median bedrooms	3
Median year built	1975
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.3%
Owner occupied	73%
Company owned	13%
Median loan-to-value	12%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	24,395
Density	75 / mi²
Median household income	\$52K
Average household income	\$65K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	154
Earthquake index (US avg 100)	73
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	18.4%
Unemployment	1.0%
Average temp	62°F
Annual precip	55 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.