

Scotland 72141

ZIP code · AR · Arkansas > Van Buren County

BALANCED MARKET

\$73K

MEDIAN SALE PRICE

-58.4%

1-YR CHANGE

4

SALES (12 MO)

\$113K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

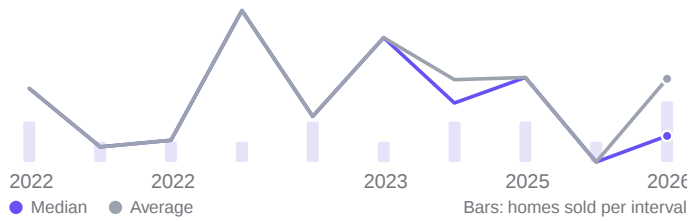
MARKET TRENDS (5 YEARS)

Sale prices

Median \$68K · Average \$174K

Growth (year over year)

Price -58.4% · Sales +0.0%

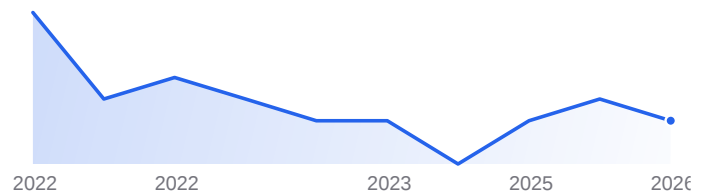
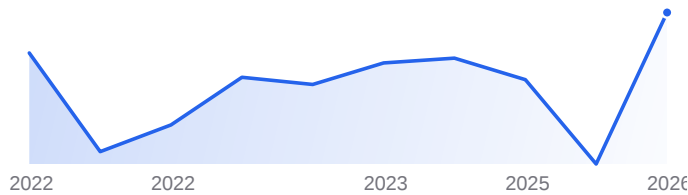


Price per square foot

\$182/ft²

Annual turnover (share of homes sold)

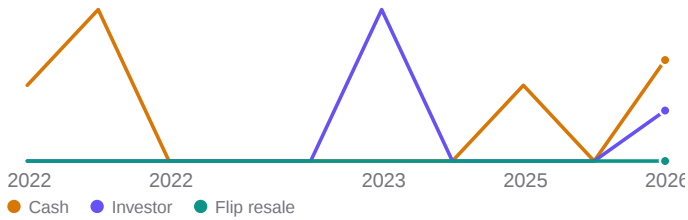
1.2%



BUYERS & OUTCOMES

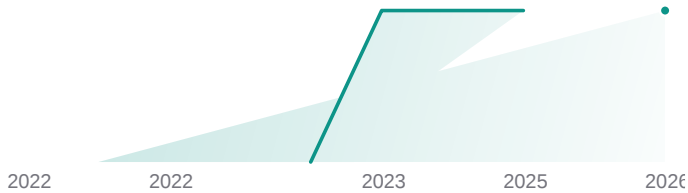
Buyer mix

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



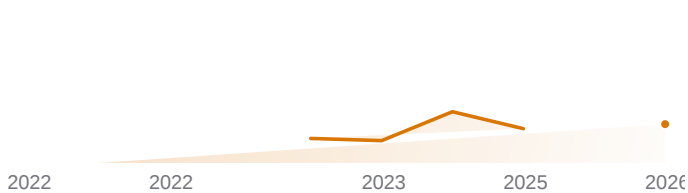
Sellers who sold at a gain

100%

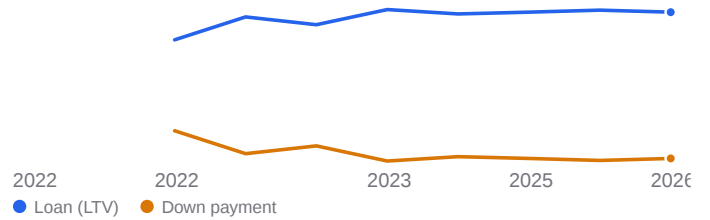


Median annualized return at resale

+9.1%

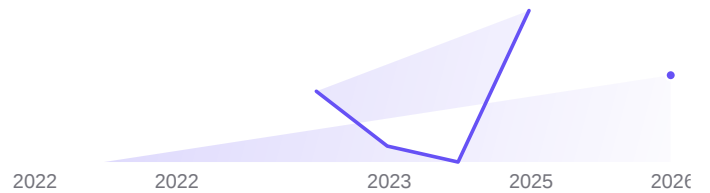


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

10.5 yrs



HOUSING STOCK

Homes	329
Median value (AVM)	\$113K
Median size	1,172 ft²
Median year built	1988
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	5.3%
Owner occupied	54%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	649
Density	8 / mi ²
Median household income	\$42K
Average household income	\$57K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	141
Earthquake index (US avg 100)	86
Homes occupied	68%
Bachelor's or higher	4%
Poverty rate	19.3%
Unemployment	0.7%
Average temp	58°F
Annual precip	51 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.