

Forrest City 72335

ZIP code · AR · Arkansas > St. Francis County > Forrest City

BUYER'S MARKET

\$62K

MEDIAN SALE PRICE

-35.0%

1-YR CHANGE

52

SALES (12 MO)

\$91K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



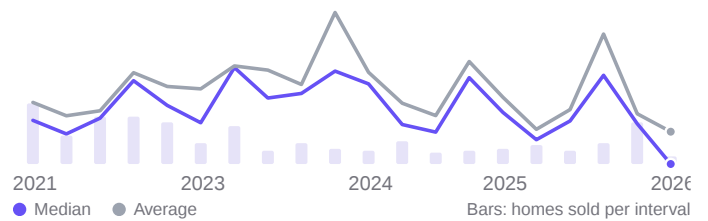
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$17K · Average \$58K

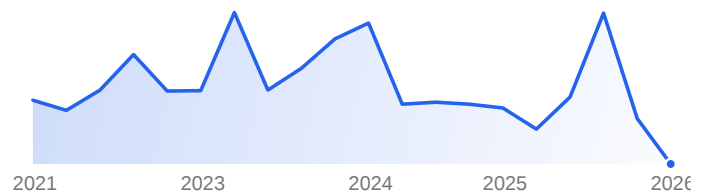
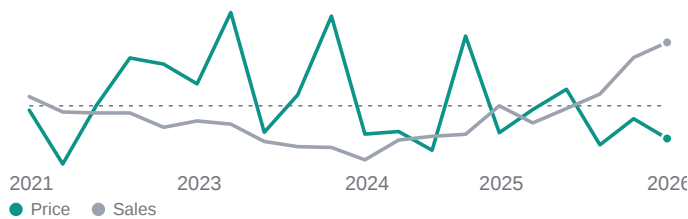


Growth (year over year)

Price -35.0% · Sales +67.7%

Price per square foot

\$20/ft²

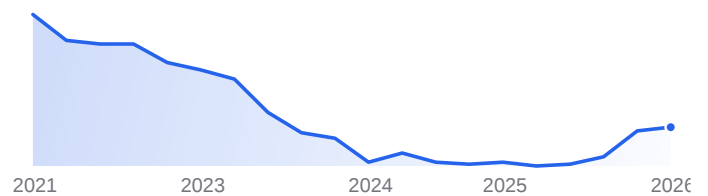
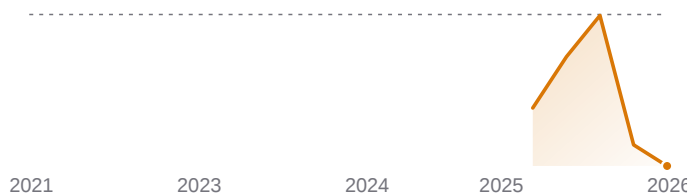


Sale premium vs estimated value

-44.0%

Annual turnover (share of homes sold)

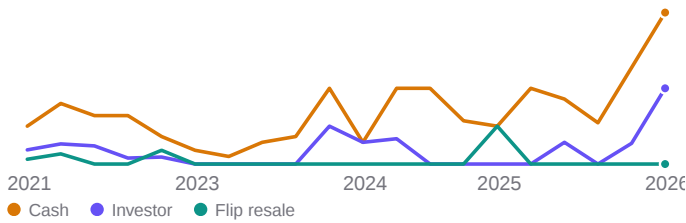
1.0%



BUYERS & OUTCOMES

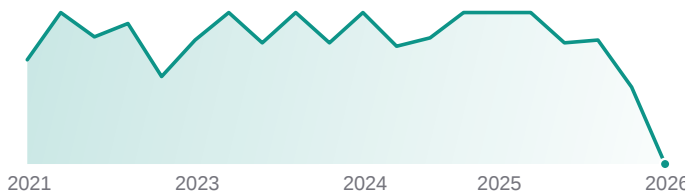
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



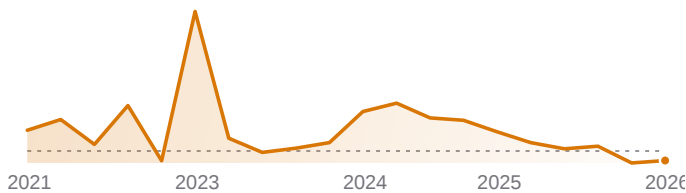
Sellers who sold at a gain

0%

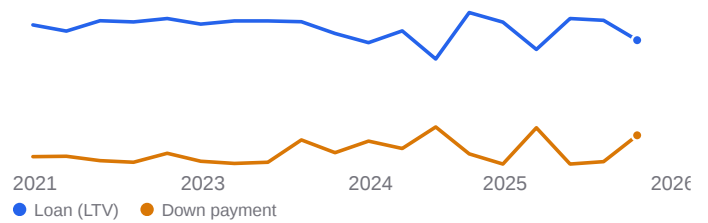


Median annualized return at resale

-4.3%

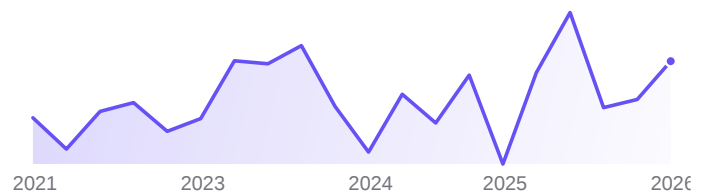


Financing (share of purchase price) Loan (LTV) 86% · Down payment 21%



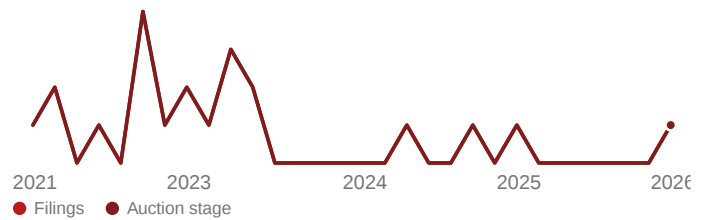
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,215
Median value (AVM)	\$91K
Median size	1,344 ft²
Median year built	1994
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.4%
Owner occupied	63%
Company owned	16%
Median loan-to-value	2%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	15,629
Density	106 / mi²
Median household income	\$42K
Average household income	\$58K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	182
Earthquake index (US avg 100)	268
Homes occupied	87%
Bachelor's or higher	8%
Poverty rate	24.4%
Unemployment	0.9%
Average temp	61°F
Annual precip	52 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.