

Marked Tree 72365

ZIP code · AR · Arkansas > Poinsett County > Marked Tree

BUYER'S MARKET

\$170K

MEDIAN SALE PRICE

+83.0%

1-YR CHANGE

22

SALES (12 MO)

\$90K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



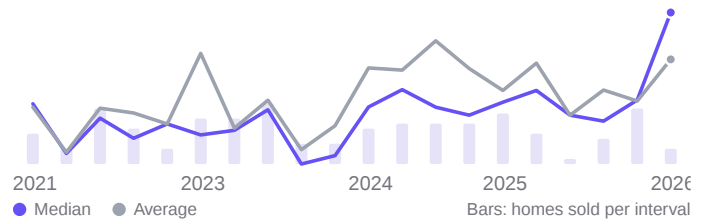
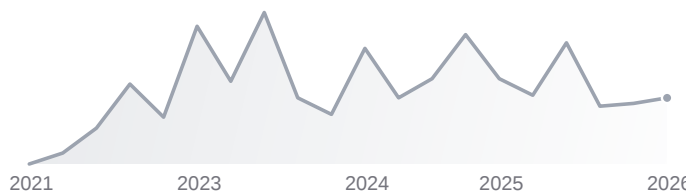
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$236K · Average \$167K

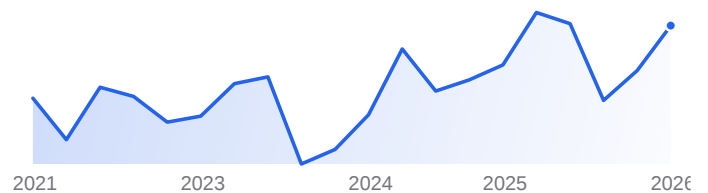
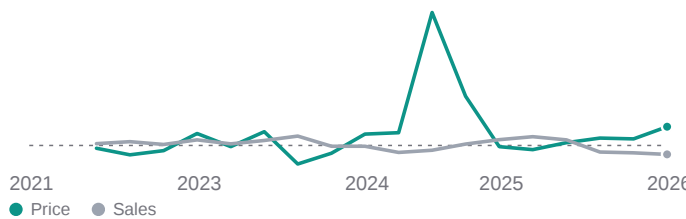


Growth (year over year)

Price +83.0% · Sales -38.9%

Price per square foot

\$86/ft²

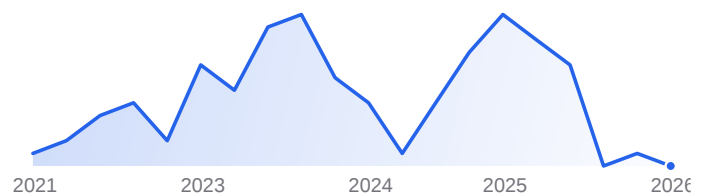


Sale premium vs estimated value

-16.4%

Annual turnover (share of homes sold)

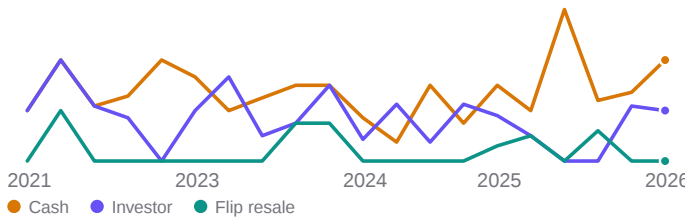
2.0%



BUYERS & OUTCOMES

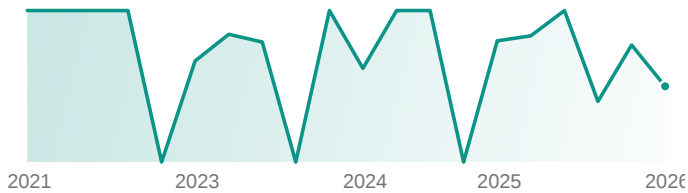
Buyer mix

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



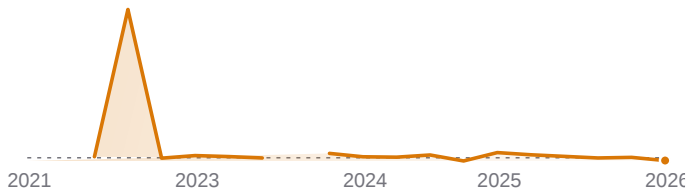
Sellers who sold at a gain

50%

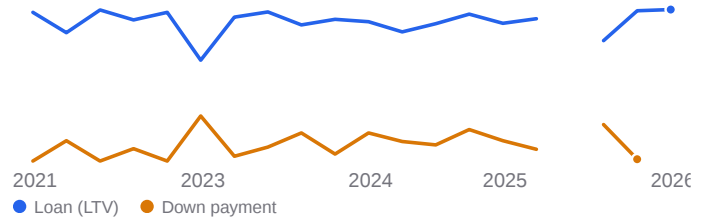


Median annualized return at resale

-15.2%

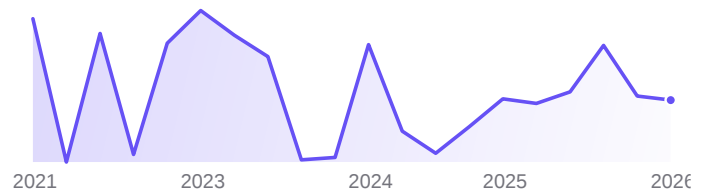


Financing (share of purchase price) Loan (LTV) 100% · Down payment 3.0%



Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,077
Median value (AVM)	\$90K
Median size	1,368 ft²
Median year built	1973
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	5.2%
Owner occupied	69%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	2,593
Density	37 / mi²
Median household income	\$41K
Average household income	\$50K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	179
Earthquake index (US avg 100)	699
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	38.7%
Unemployment	0.9%
Average temp	61°F
Annual precip	49 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.