

Proctor 72376

ZIP code · AR · Arkansas > Crittenden County

BALANCED MARKET

\$164K

MEDIAN SALE PRICE

-3.7%

1-YR CHANGE

12

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



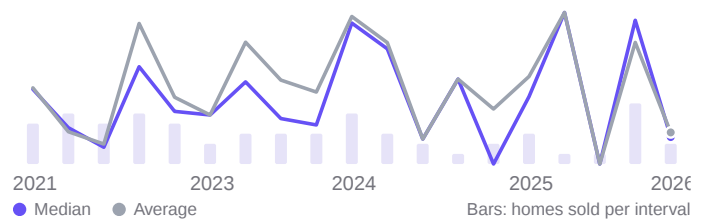
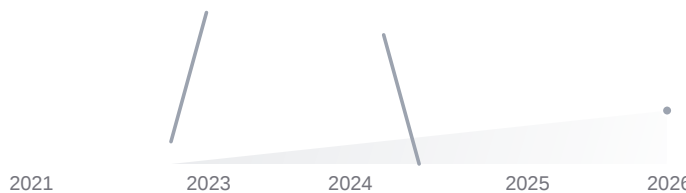
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$56K · Average \$63K

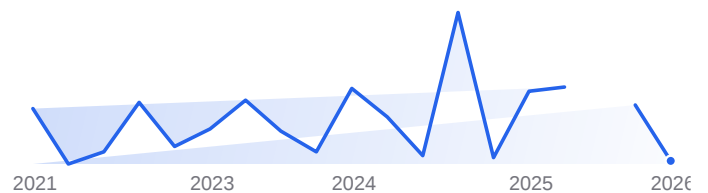


Growth (year over year)

Price -3.7% · Sales +33.3%

Price per square foot

\$19/ft²

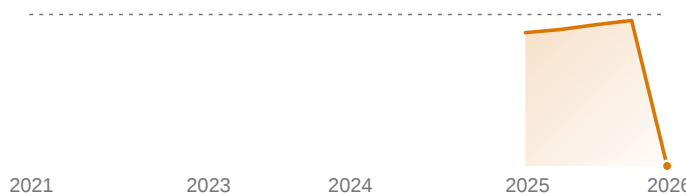


Sale premium vs estimated value

-64.0%

Annual turnover (share of homes sold)

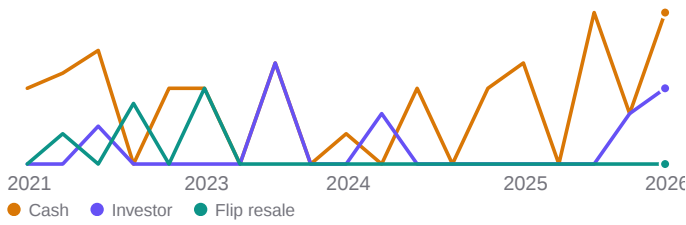
1.5%



BUYERS & OUTCOMES

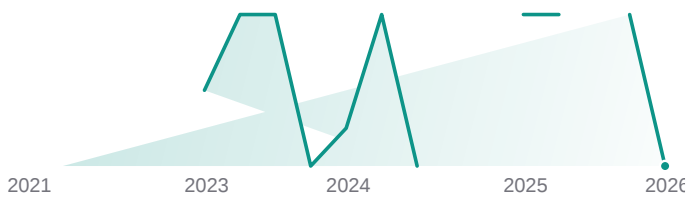
Buyer mix

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



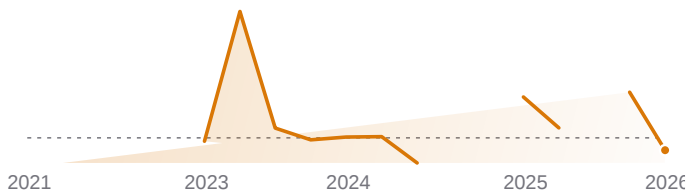
Sellers who sold at a gain

0%

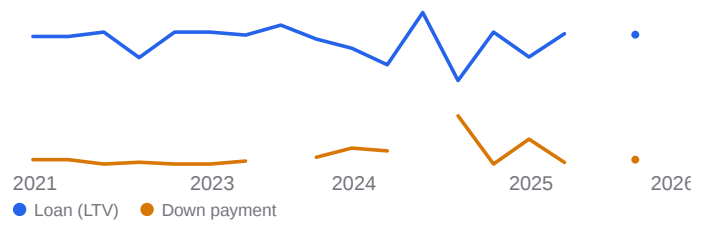


Median annualized return at resale

-7.1%

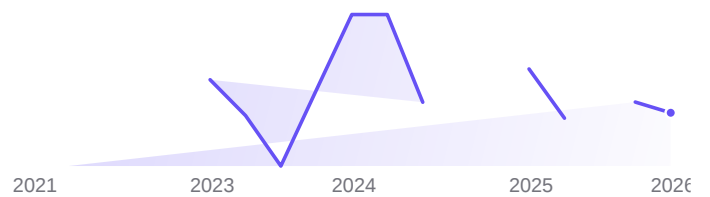


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	786
Median value (AVM)	\$180K
Median size	1,580 ft²
Median year built	1990
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.9%
Owner occupied	74%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	1,439
Density	16 / mi ²
Median household income	\$49K
Average household income	\$73K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	183
Earthquake index (US avg 100)	335
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	23.4%
Unemployment	1.0%
Average temp	61°F
Annual precip	53 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.