

Caraway 72419

ZIP code · AR · Arkansas > Craighead County > Caraway

STRONG BUYER'S MARKET

\$91K

MEDIAN SALE PRICE

-35.4%

1-YR CHANGE

13

SALES (12 MO)

\$109K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 5 / 100



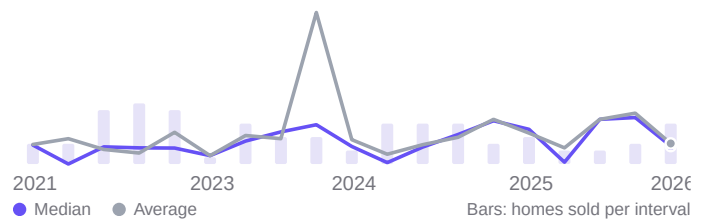
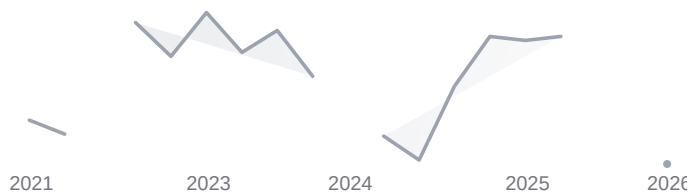
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

5 / 100

Sale prices

Median \$93K · Average \$100K

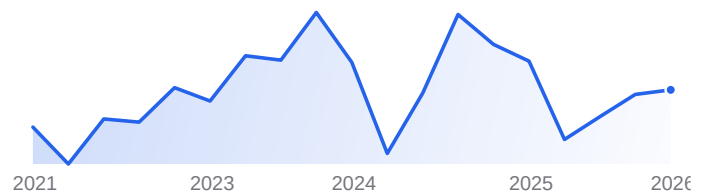
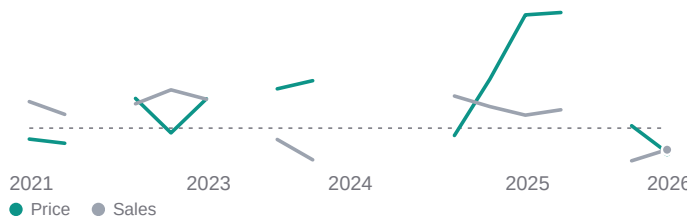


Growth (year over year)

Price -35.4% · Sales -31.6%

Price per square foot

\$75/ft²

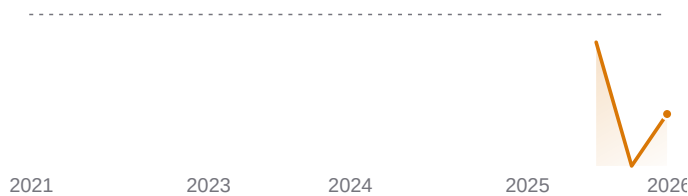


Sale premium vs estimated value

-7.6%

Annual turnover (share of homes sold)

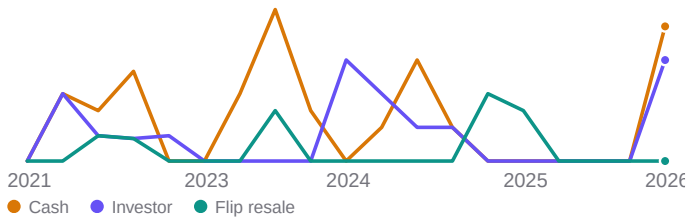
1.9%



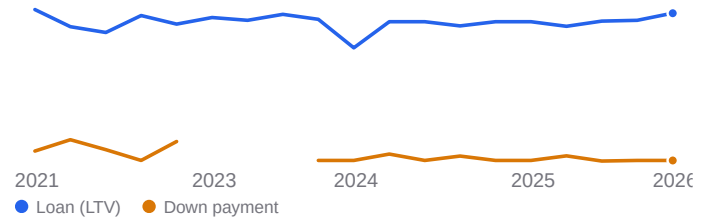
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 50% · Flip resale 0%

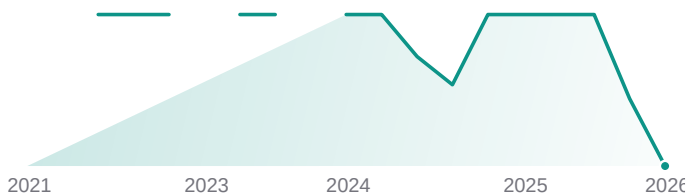


Financing (share of purchase price) Loan (LTV) 104% · Down payment 1.8%



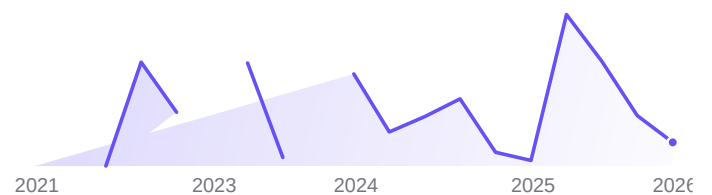
Sellers who sold at a gain

40%



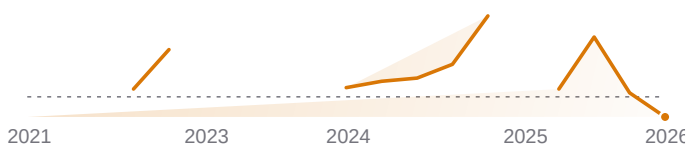
Typical hold before selling

2.0 yrs



Median annualized return at resale

-8.8%



HOUSING STOCK

Homes	683
Median value (AVM)	\$109K
Median size	1,288 ft²
Median year built	2009
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.8%
Owner occupied	76%
Company owned	8.8%
Median loan-to-value	0%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	1,869
Density	31 / mi²
Median household income	\$49K
Average household income	\$68K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	166
Earthquake index (US avg 100)	713
Homes occupied	91%
Bachelor's or higher	7%
Poverty rate	17.9%
Unemployment	0.9%
Average temp	61°F
Annual precip	49 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.