

Pocahontas 72455

ZIP code · AR · Arkansas > Randolph County > Pocahontas

BALANCED MARKET

\$124K

MEDIAN SALE PRICE

-7.2%

1-YR CHANGE

77

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



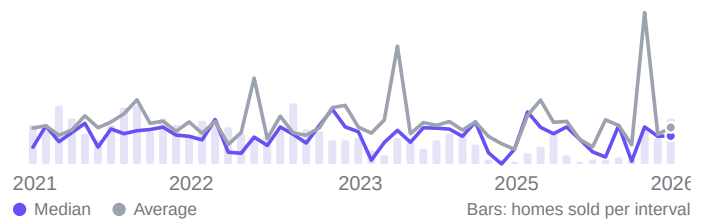
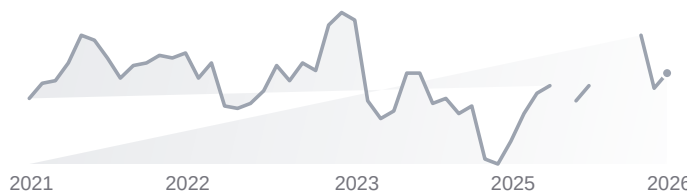
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$116K · Average \$139K

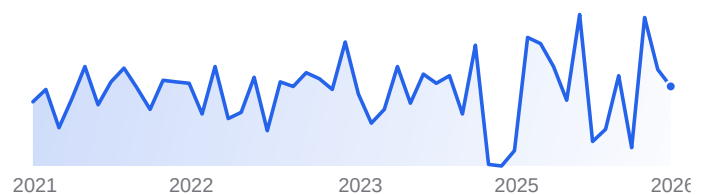
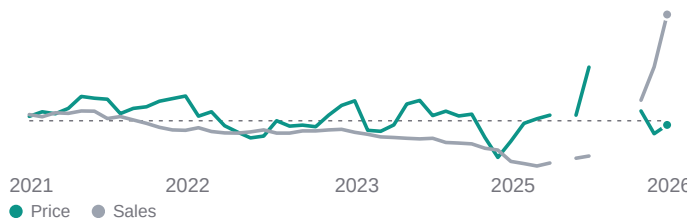


Growth (year over year)

Price -7.2% · Sales +185.2%

Price per square foot

\$89/ft²

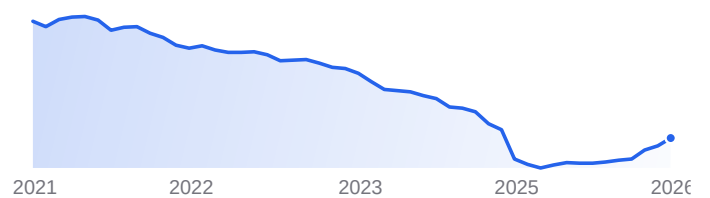


Sale premium vs estimated value

-39.3%

Annual turnover (share of homes sold)

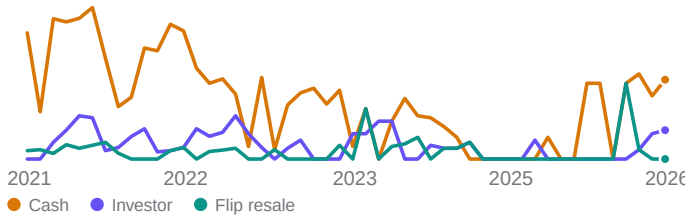
1.4%



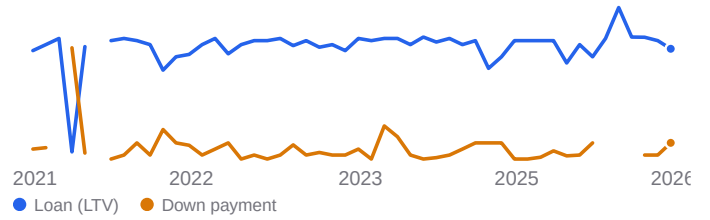
BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 19% · Flip resale 0%

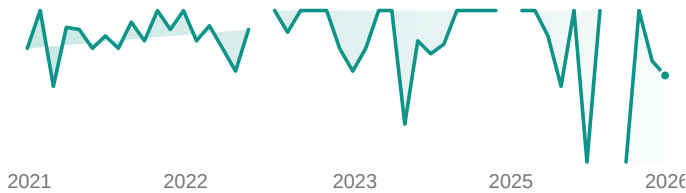


Financing (share of purchase price) Loan (LTV) 92% · Down payment 15%



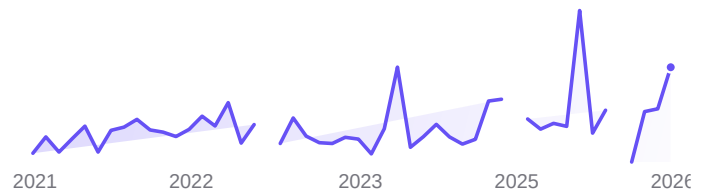
Sellers who sold at a gain

57%



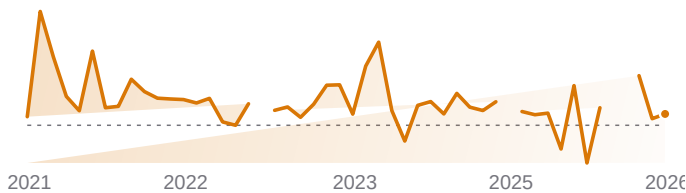
Typical hold before selling

8.5 yrs



Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,453
Median value (AVM)	\$147K
Median size	1,380 ft²
Median bedrooms	2
Median year built	1976
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.5%
Owner occupied	72%
Company owned	14%
Median loan-to-value	10%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	13,896
Density	49 / mi²
Median household income	\$50K
Average household income	\$67K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	154
Earthquake index (US avg 100)	232
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	20.0%
Unemployment	1.0%
Average temp	59°F
Annual precip	48 in
Sunshine	73%

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