

Williford 72482

ZIP code · AR · Arkansas > Sharp County > Williford

STRONG BUYER'S MARKET

\$57K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$106K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



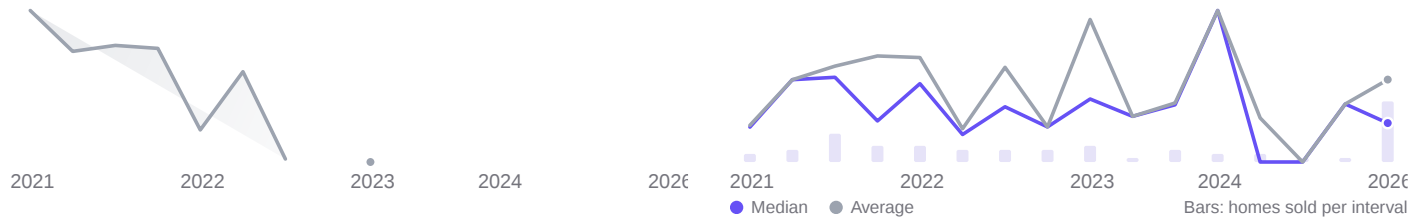
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

11 / 100

Sale prices

Median \$65K · Average \$122K



Growth (year over year)

Price +215.8% · Sales -23.1%

Price per square foot

\$64/ft²

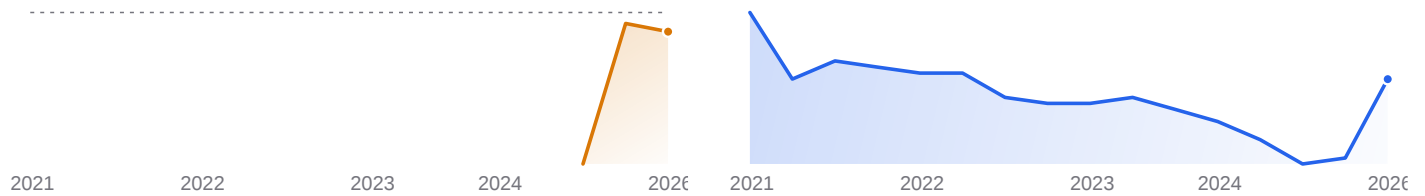


Sale premium vs estimated value

-9.5%

Annual turnover (share of homes sold)

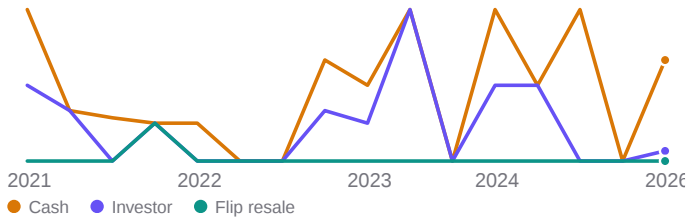
1.7%



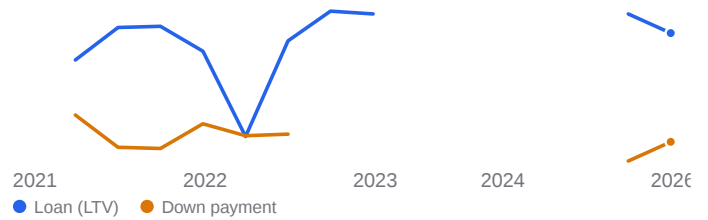
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 6.7% · Flip resale 0%

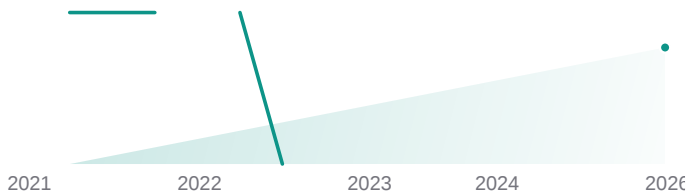


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



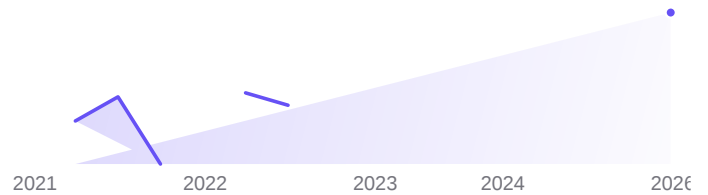
Sellers who sold at a gain

77%



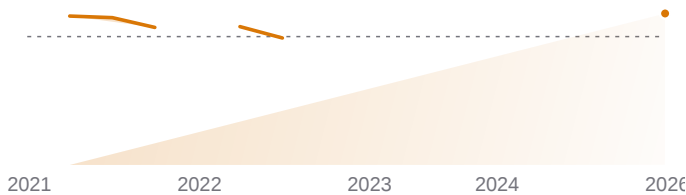
Typical hold before selling

8.5 yrs



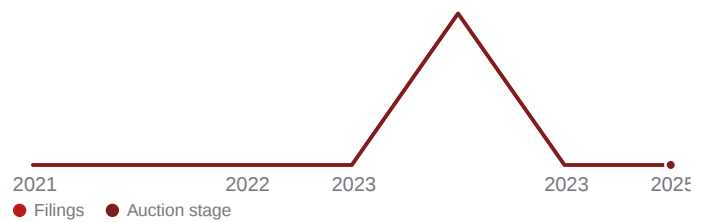
Median annualized return at resale

+13.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,029
Median value (AVM)	\$106K
Median size	1,128 ft²
Median year built	1990
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.2%
Owner occupied	57%
Company owned	9.4%
Median loan-to-value	0%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	1,523
Density	20 / mi²
Median household income	\$39K
Average household income	\$55K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	148
Earthquake index (US avg 100)	164
Homes occupied	74%
Bachelor's or higher	5%
Poverty rate	10.7%
Unemployment	0.8%
Average temp	58°F
Annual precip	47 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.