

Horseshoe Bend 72512

ZIP code · AR · Arkansas > Izard County > Horseshoe Bend

BALANCED MARKET

\$84K

MEDIAN SALE PRICE

-29.2%

1-YR CHANGE

55

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



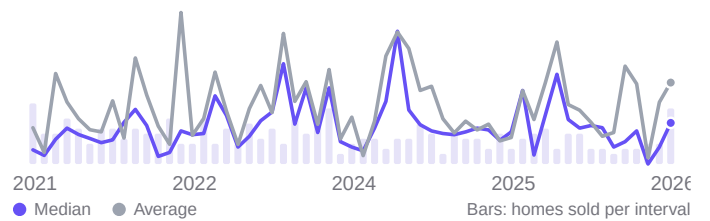
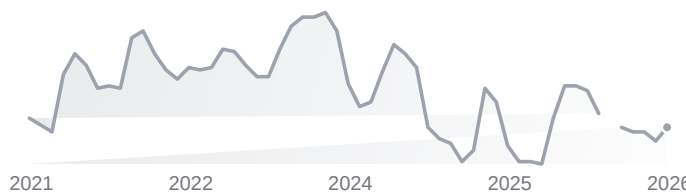
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$125K · Average \$200K

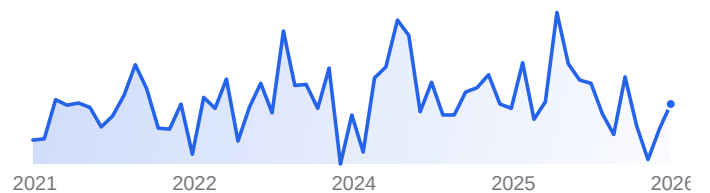
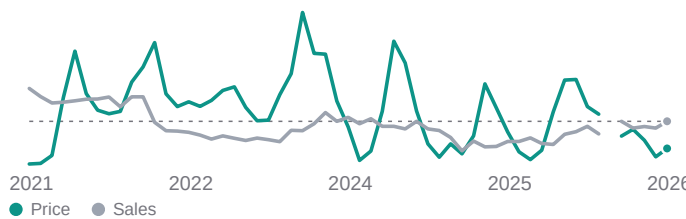


Growth (year over year)

Price -29.2% · Sales +0.0%

Price per square foot

\$83/ft²

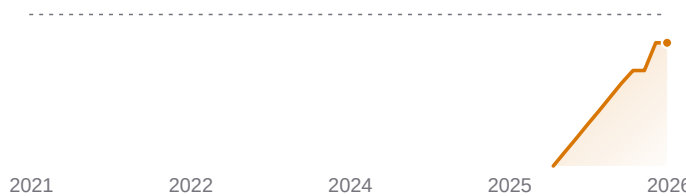


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

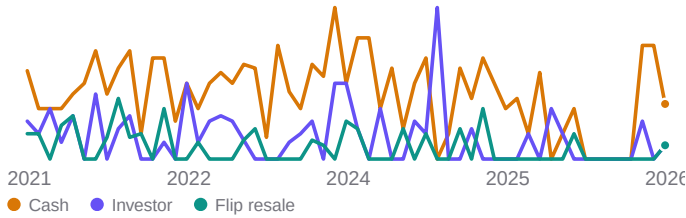
3.9%



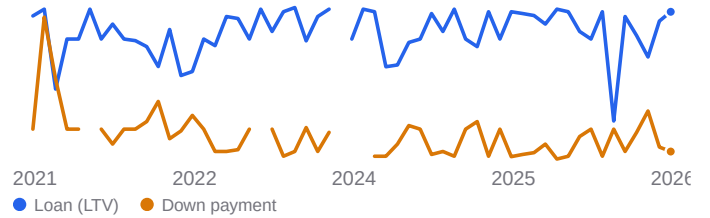
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 9.1% · Flip resale 9.1%

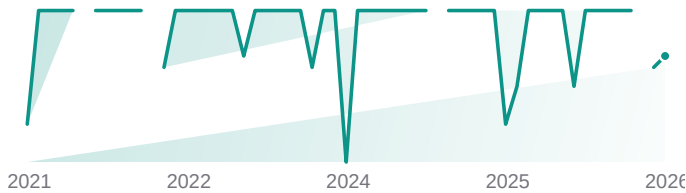


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



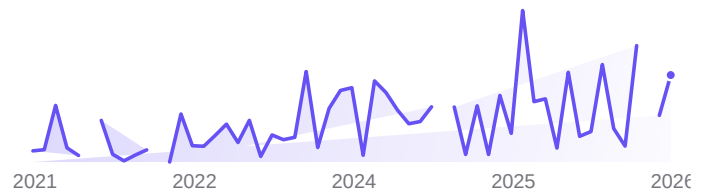
Sellers who sold at a gain

80%



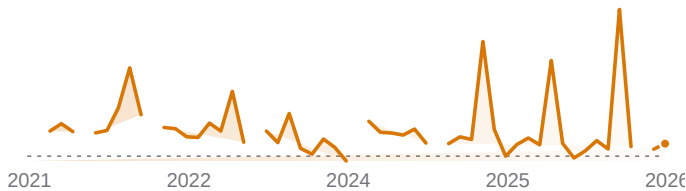
Typical hold before selling

5.9 yrs



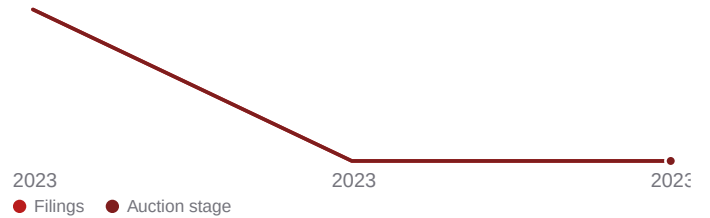
Median annualized return at resale

+8.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,422
Median value (AVM)	\$135K
Median size	1,302 ft²
Median year built	1988
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.3%
Owner occupied	73%
Company owned	9.0%
Median loan-to-value	24%
Typical ownership tenure	6.5 yrs

COMMUNITY

Population	2,551
Density	74 / mi²
Median household income	\$41K
Average household income	\$53K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	142
Earthquake index (US avg 100)	132
Homes occupied	85%
Bachelor's or higher	12%
Poverty rate	30.1%
Unemployment	0.8%
Average temp	58°F
Annual precip	47 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.