

Sidney 72577

ZIP code · AR · Arkansas > Izard County > Sidney

STRONG BUYER'S MARKET

\$187K

MEDIAN SALE PRICE

-37.6%

1-YR CHANGE

4

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



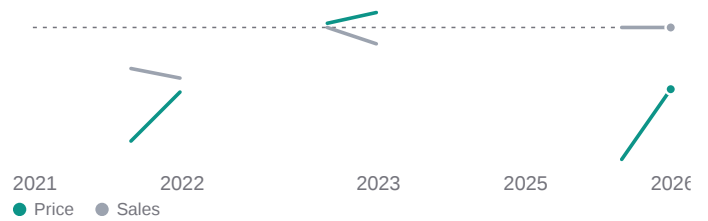
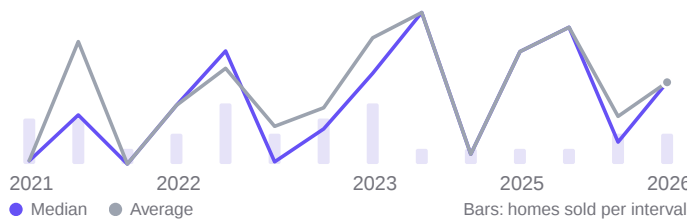
MARKET TRENDS (5 YEARS)

Sale prices

Median \$187K · Average \$187K

Growth (year over year)

Price -37.6% · Sales +0.0%



Price per square foot

\$107/ft²

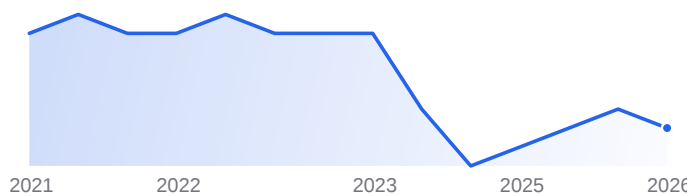
Sale premium vs estimated value

+155.7%



Annual turnover (share of homes sold)

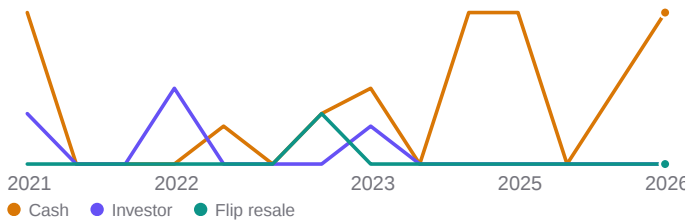
1.2%



BUYERS & OUTCOMES

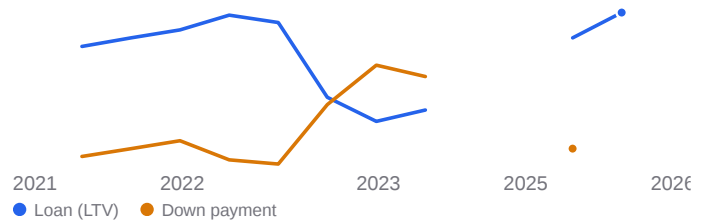
Buyer mix

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



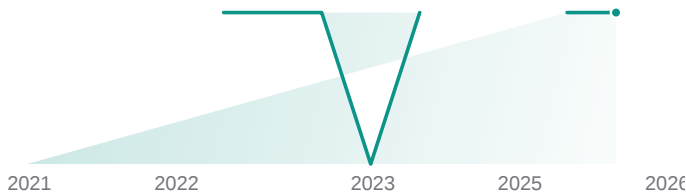
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 15%



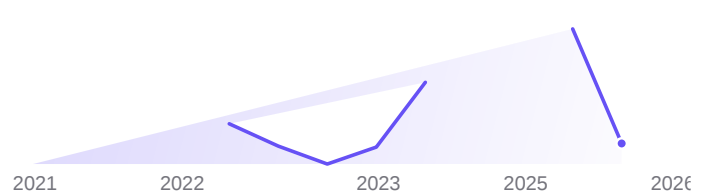
Sellers who sold at a gain

100%



Typical hold before selling

1.7 yrs



Median annualized return at resale

+27.6%



HOUSING STOCK

Homes	345
Median value (AVM)	\$160K
Median size	1,354 ft²
Median year built	1992
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.1%
Owner occupied	73%
Company owned	14%
Median loan-to-value	15%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	753
Density	19 / mi²
Median household income	\$55K
Average household income	\$66K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	152
Earthquake index (US avg 100)	158
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	15.1%
Unemployment	1.2%
Average temp	59°F
Annual precip	48 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.