

Clarkridge 72623

ZIP code · AR · Arkansas · Baxter County

BALANCED MARKET

\$84K

MEDIAN SALE PRICE

-69.2%

1-YR CHANGE

15

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

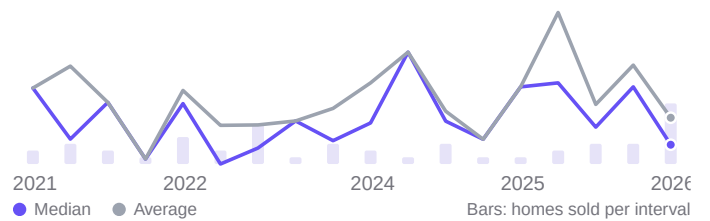
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$84K · Average \$166K

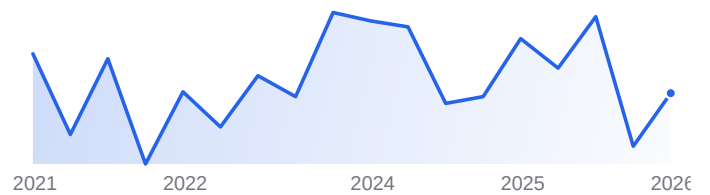


Growth (year over year)

Price -69.2% · Sales +114.3%

Price per square foot

\$140/ft²

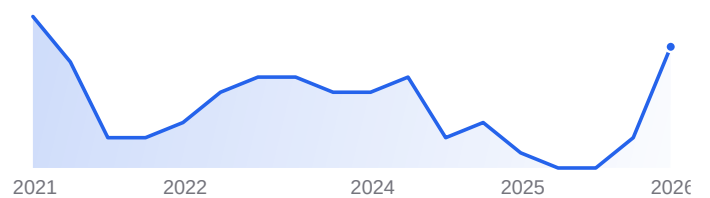
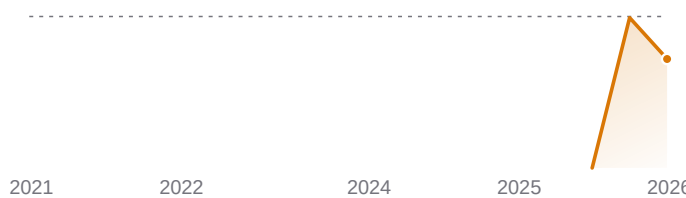


Sale premium vs estimated value

-25.6%

Annual turnover (share of homes sold)

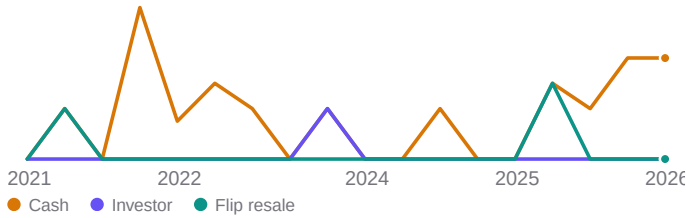
3.9%



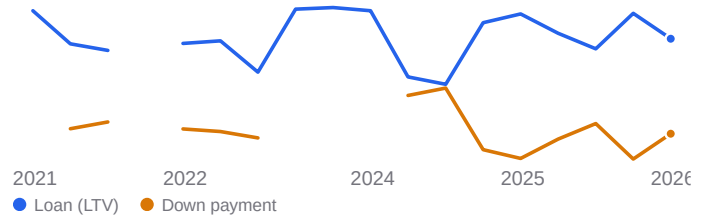
BUYERS & OUTCOMES

Buyer mix

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

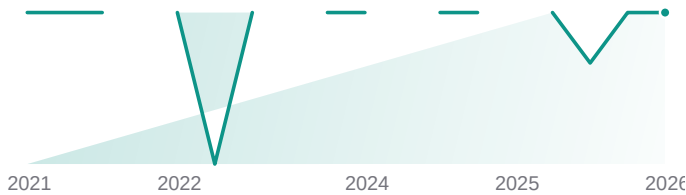


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



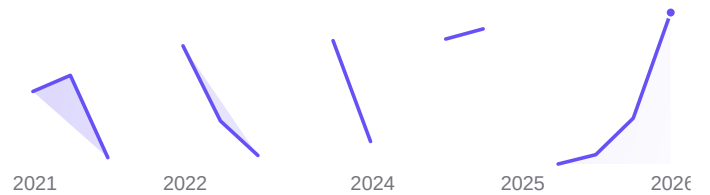
Sellers who sold at a gain

100%



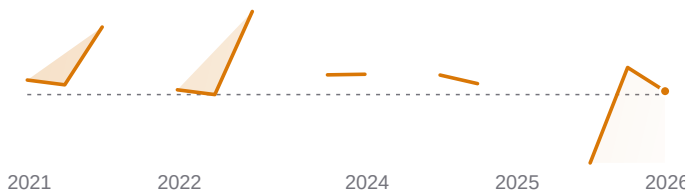
Typical hold before selling

18.5 yrs



Median annualized return at resale

+2.1%



HOUSING STOCK

Homes	382
Median value (AVM)	\$250K
Median size	1,534 ft²
Median year built	2007
Single family	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.6%
Owner occupied	78%
Company owned	22%
Median loan-to-value	27%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	965
Density	38 / mi ²
Median household income	\$50K
Average household income	\$53K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	135
Earthquake index (US avg 100)	79
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	14.3%
Unemployment	0.9%
Average temp	58°F
Annual precip	45 in
Sunshine	61%

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.