

Cotter 72626

ZIP code · AR · Arkansas > Baxter County > Cotter

BALANCED MARKET

\$315K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

24

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



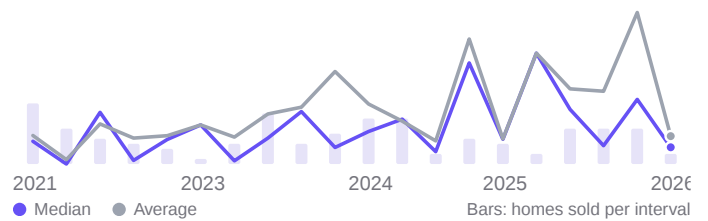
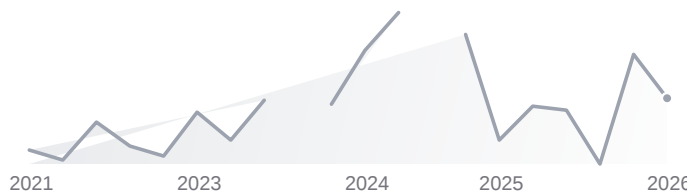
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$140K · Average \$179K

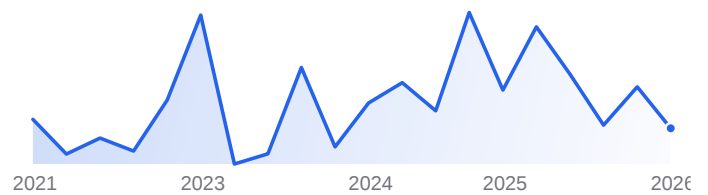
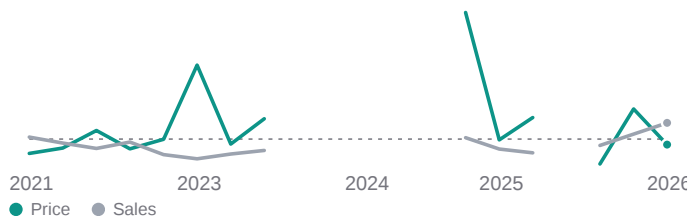


Growth (year over year)

Price -17.4% · Sales +50.0%

Price per square foot

\$111/ft²

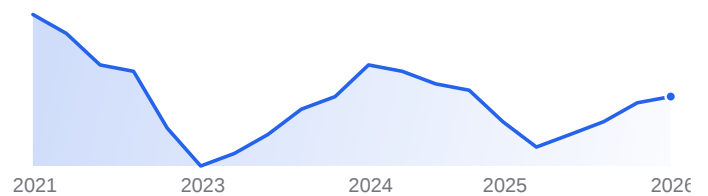
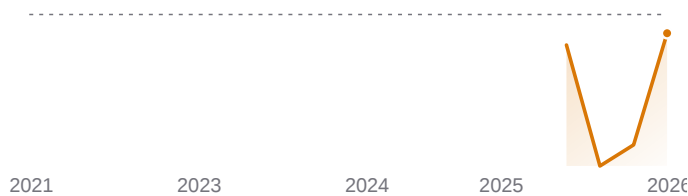


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

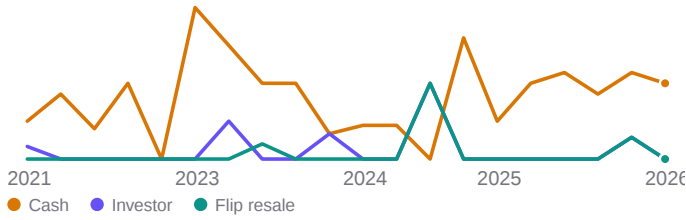
3.2%



BUYERS & OUTCOMES

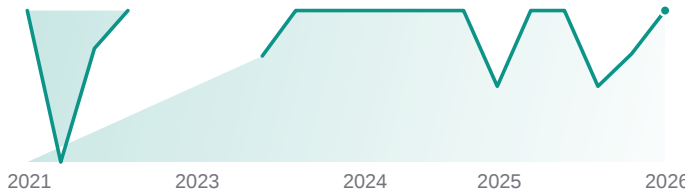
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



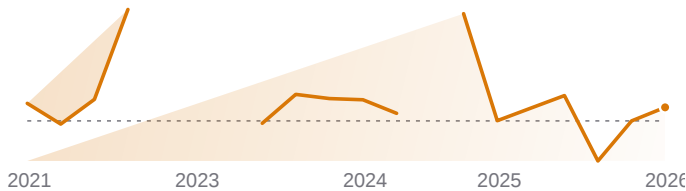
Sellers who sold at a gain

100%

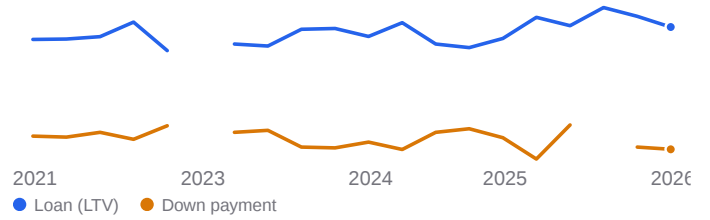


Median annualized return at resale

+8.5%

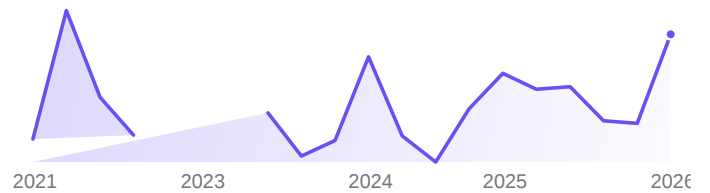


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



Typical hold before selling

13.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	752
Median value (AVM)	\$254K
Median size	1,450 ft²
Median year built	2006
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.4%
Owner occupied	61%
Company owned	35%
Median loan-to-value	28%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	1,427
Density	225 / mi ²
Median household income	\$38K
Average household income	\$57K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	73
Homes occupied	86%
Bachelor's or higher	9%
Poverty rate	11.6%
Unemployment	1.0%
Average temp	58°F
Annual precip	45 in
Sunshine	61%

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