

Kingston 72742

ZIP code · AR · Arkansas > Madison County > Kingston

SELLER'S MARKET

\$111K

MEDIAN SALE PRICE

+30.9%

1-YR CHANGE

8

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

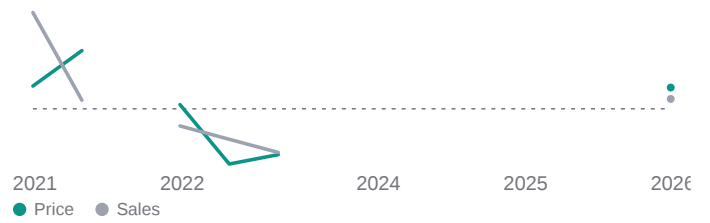
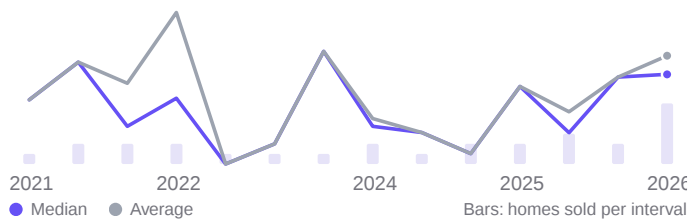
MARKET TRENDS (5 YEARS)

Sale prices

Median \$183K · Average \$213K

Growth (year over year)

Price +30.9% · Sales +14.3%

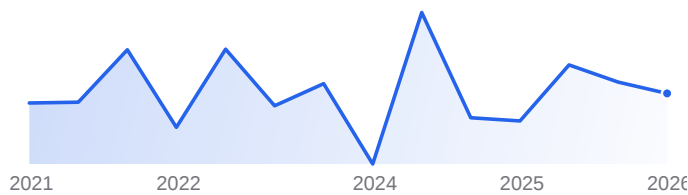


Price per square foot

\$137/ft²

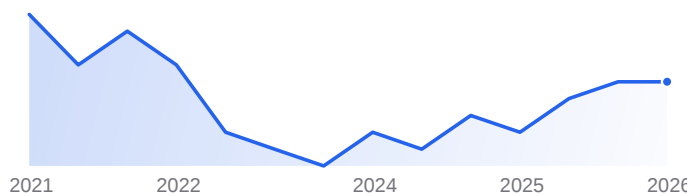
Sale premium vs estimated value

-6.8%



Annual turnover (share of homes sold)

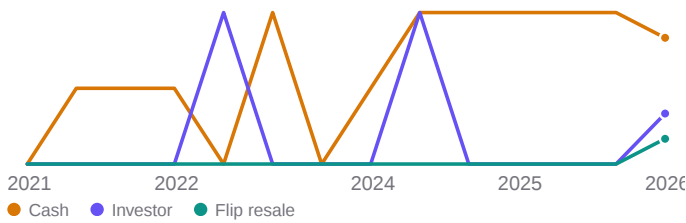
2.4%



BUYERS & OUTCOMES

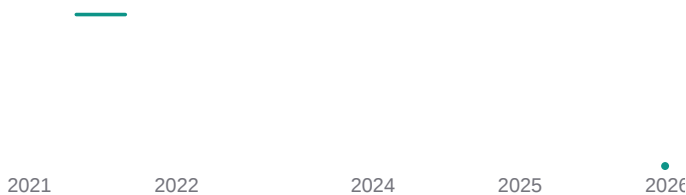
Buyer mix

Cash 83% · Investor 33% · Flip resale 17%



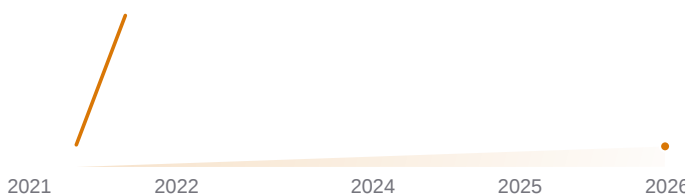
Sellers who sold at a gain

80%



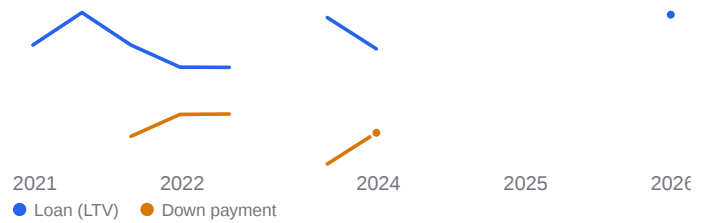
Median annualized return at resale

+6.5%



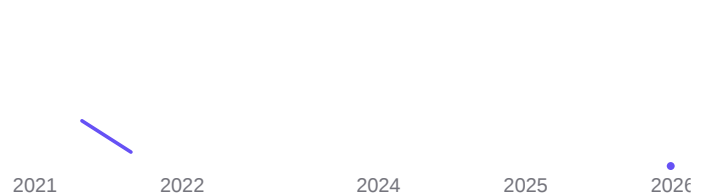
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 22%



Typical hold before selling

1.6 yrs



HOUSING STOCK

Homes	338
Median value (AVM)	\$227K
Median size	1,152 ft²
Median year built	1994
Single family	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0%
Owner occupied	59%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	897
Density	8 / mi²
Median household income	\$60K
Average household income	\$68K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	125
Earthquake index (US avg 100)	45
Homes occupied	79%
Bachelor's or higher	7%
Poverty rate	15.6%
Unemployment	1.1%
Average temp	57°F
Annual precip	50 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.