

Hector 72843

ZIP code · AR · Arkansas > Pope County > Hector

STRONG BUYER'S MARKET

\$67K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



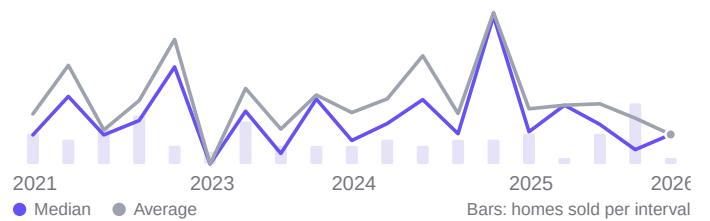
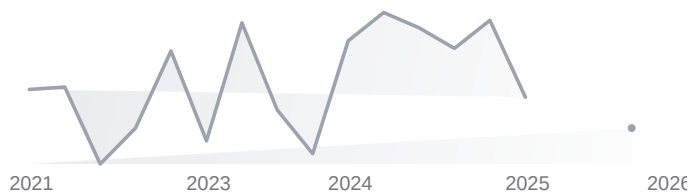
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$90K · Average \$90K

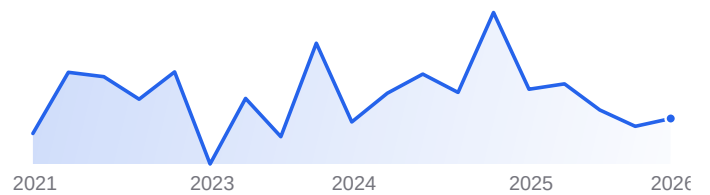
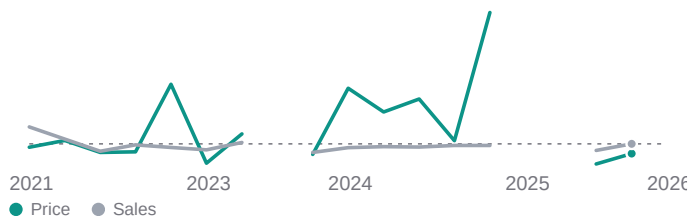


Growth (year over year)

Price -39.4% · Sales +0.0%

Price per square foot

\$63/ft²

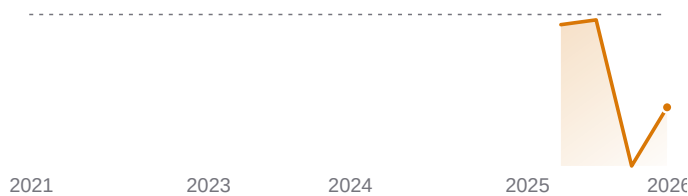


Sale premium vs estimated value

-36.0%

Annual turnover (share of homes sold)

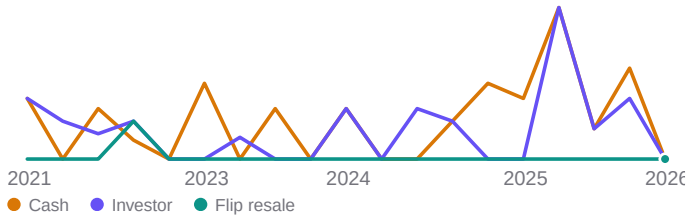
1.5%



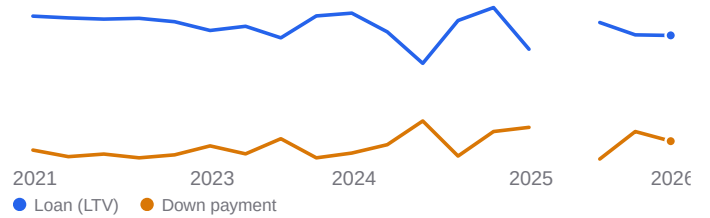
BUYERS & OUTCOMES

Buyer mix

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

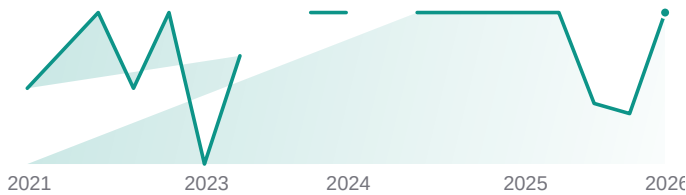


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



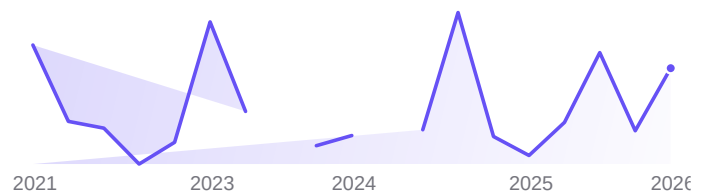
Sellers who sold at a gain

100%



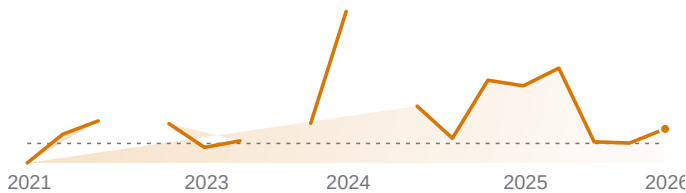
Typical hold before selling

11.8 yrs



Median annualized return at resale

+10.4%



HOUSING STOCK

Homes	1,112
Median value (AVM)	\$156K
Median size	1,344 ft²
Median year built	1980
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.8%
Owner occupied	64%
Company owned	13%
Median loan-to-value	34%
Typical ownership tenure	25.0 yrs

COMMUNITY

Population	2,136
Density	12 / mi²
Median household income	\$48K
Average household income	\$59K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	143
Earthquake index (US avg 100)	73
Homes occupied	85%
Bachelor's or higher	11%
Poverty rate	18.5%
Unemployment	1.1%
Average temp	59°F
Annual precip	50 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.