

Knoxville 72845

ZIP code · AR · Arkansas > Johnson County > Knoxville

BUYER'S MARKET

\$165K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



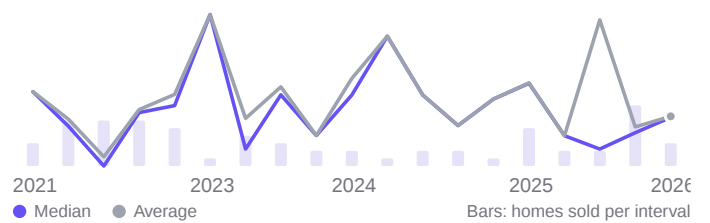
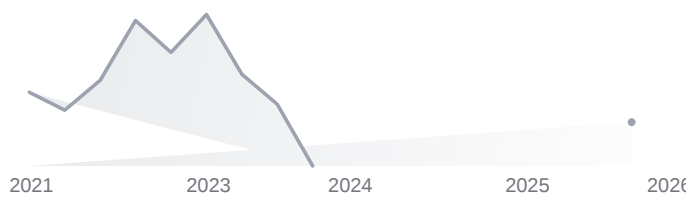
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$140K · Average \$143K

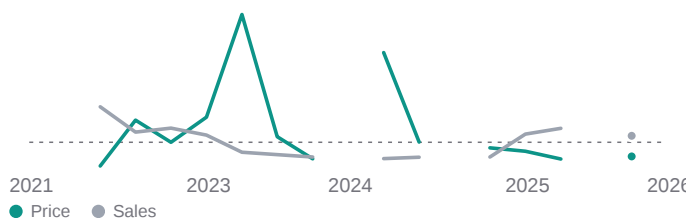


Growth (year over year)

Price -43.4% · Sales +20.0%

Price per square foot

\$99/ft²

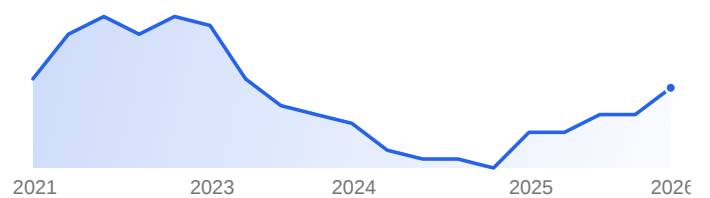
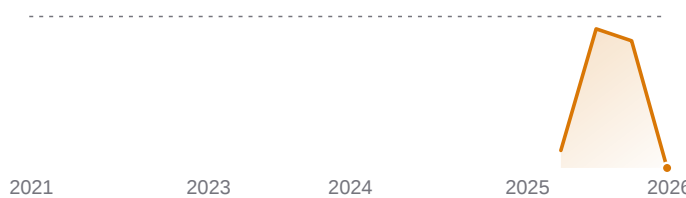


Sale premium vs estimated value

-46.0%

Annual turnover (share of homes sold)

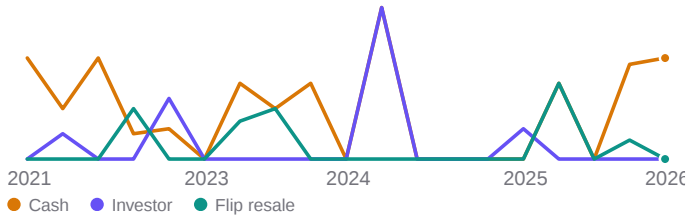
2.7%



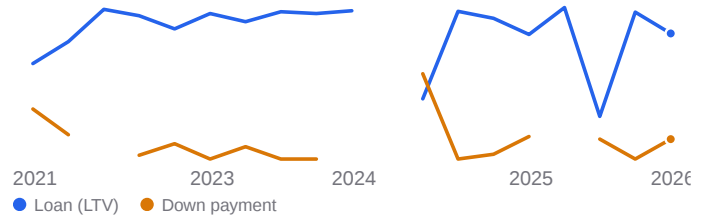
BUYERS & OUTCOMES

Buyer mix

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

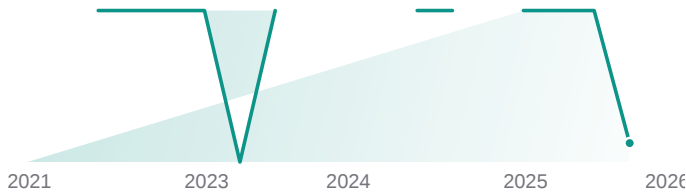


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



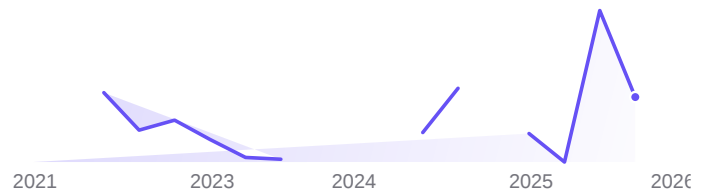
Sellers who sold at a gain

13%



Typical hold before selling

4.9 yrs



Median annualized return at resale

+1.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	561
Median value (AVM)	\$217K
Median size	1,536 ft²
Median year built	1950
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.0%
Owner occupied	79%
Company owned	8.6%
Median loan-to-value	27%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	1,044
Density	53 / mi²
Median household income	\$56K
Average household income	\$67K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	59
Homes occupied	90%
Bachelor's or higher	4%
Poverty rate	21.3%
Unemployment	1.1%
Average temp	61°F
Annual precip	48 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.