

Oark 72852

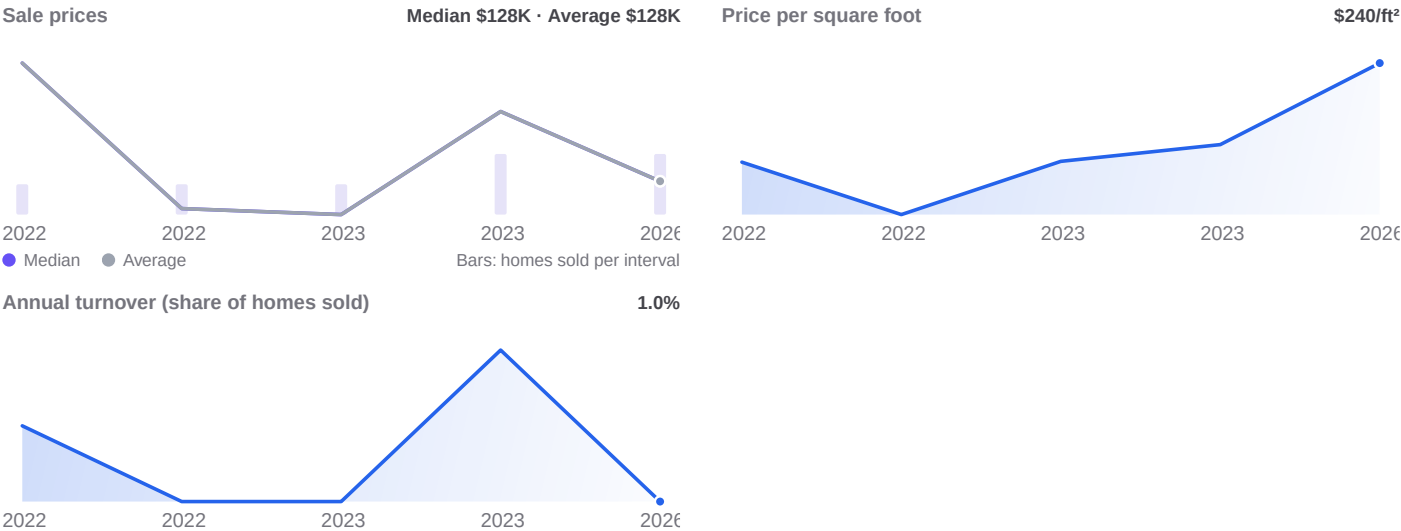
ZIP code · AR · Arkansas > Johnson County > Oark

\$128K
MEDIAN SALE PRICE

2
SALES (12 MO)

\$160K
MEDIAN VALUE (AVM)

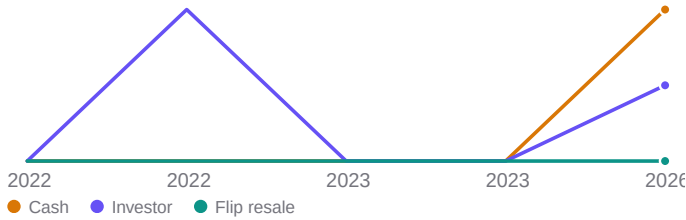
MARKET TRENDS (5 YEARS)



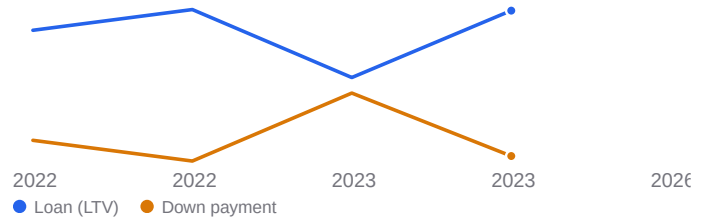
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



HOUSING STOCK

Homes	192
Median value (AVM)	\$160K
Median size	1,242 ft²
Median year built	1950
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.3%
Owner occupied	58%
Company owned	13%
Median loan-to-value	14%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	262
Density	5 / mi²
Median household income	\$39K
Average household income	\$51K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	47
Homes occupied	75%
Bachelor's or higher	32%
Poverty rate	15.4%

Unemployment	1.0%
Average temp	58°F
Annual precip	52 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.