

Cecil 72930

ZIP code · AR · Arkansas > Sebastian County

\$375K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

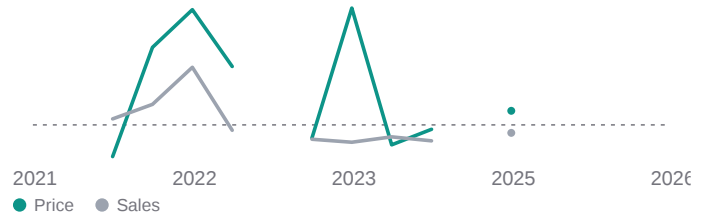
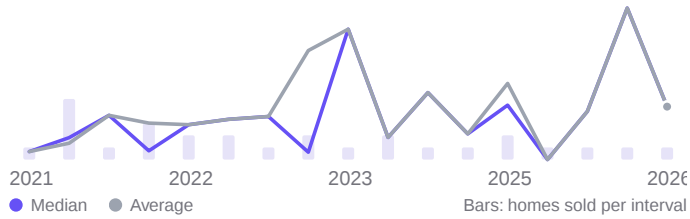
MARKET TRENDS (5 YEARS)

Sale prices

Median \$200K · Average \$200K

Growth (year over year)

Price +29.3% · Sales -16.7%



Price per square foot

\$272/ft²

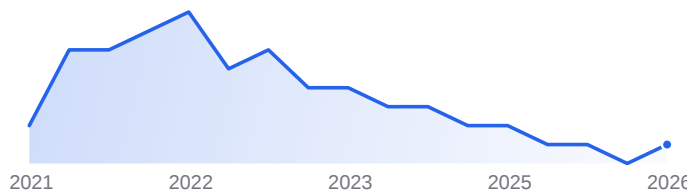
Sale premium vs estimated value

-11.1%



Annual turnover (share of homes sold)

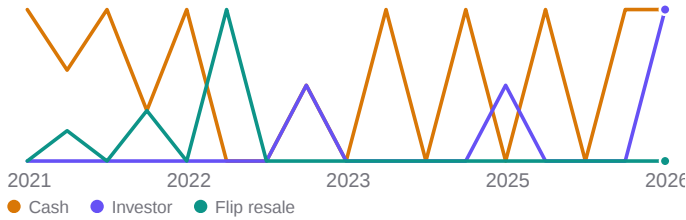
1.5%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

100%

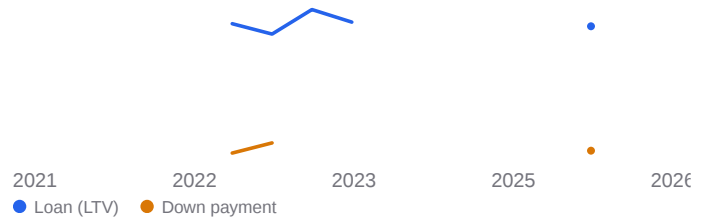
2021 2022 2023 2025 2026

Median annualized return at resale

+27.5%

2021 2022 2023 2025 2026

Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

4.4 yrs

2021 2022 2023 2025 2026

HOUSING STOCK

Homes	270
Median value (AVM)	\$203K
Median size	1,484 ft²
Median year built	1997
Single family	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	6.7%
Owner occupied	74%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	1,261
Density	27 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	44
Homes occupied	87%
Bachelor's or higher	8%
Poverty rate	12.3%
Unemployment	0.9%
Average temp	61°F
Annual precip	47 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.