

# Hartford 72938

ZIP code · AR · Arkansas > Sebastian County > Hartford

BUYER'S MARKET

**\$77K**

MEDIAN SALE PRICE

**-24.5%**

1-YR CHANGE

**18**

SALES (12 MO)

**\$121K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



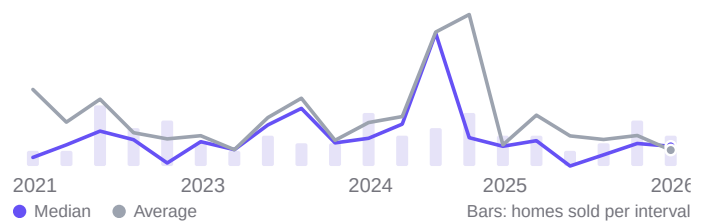
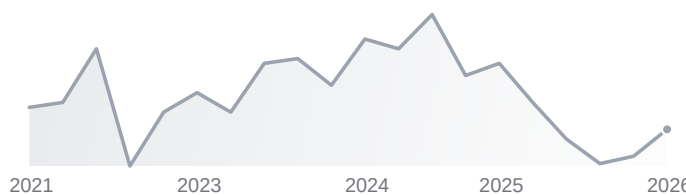
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$65K · Average \$55K

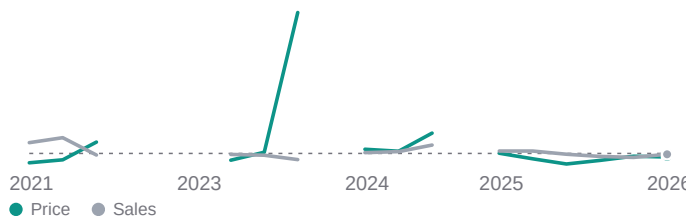


Growth (year over year)

Price -24.5% · Sales -5.3%

Price per square foot

\$47/ft²

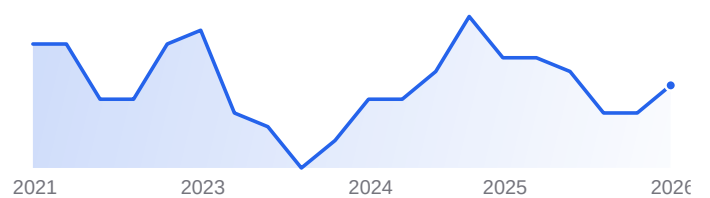
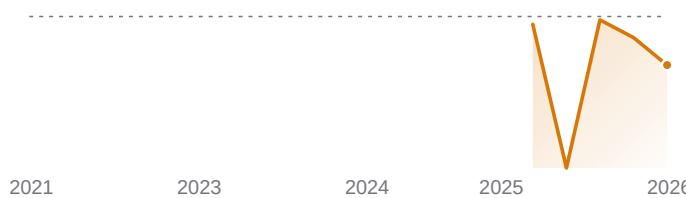


Sale premium vs estimated value

-26.5%

Annual turnover (share of homes sold)

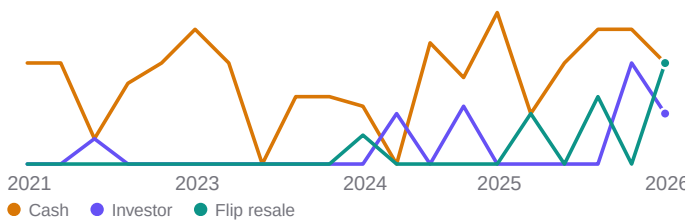
2.8%



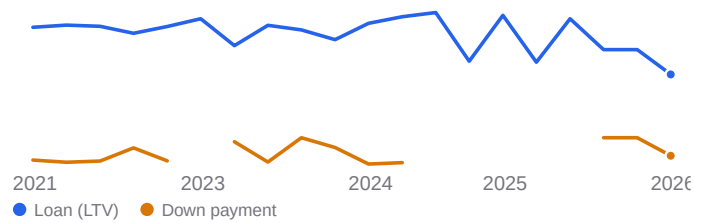
## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 25% · Flip resale 50%

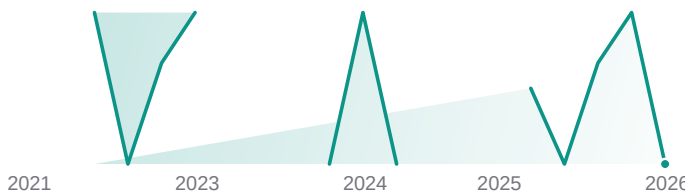


### Financing (share of purchase price) Loan (LTV) 63% · Down payment 7.8%



### Sellers who sold at a gain

0%



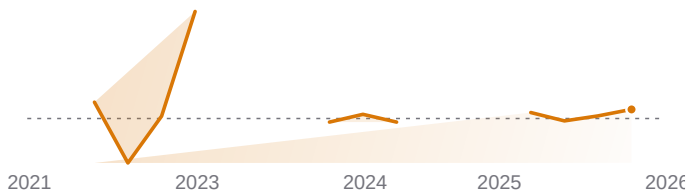
### Typical hold before selling

0.3 yrs



### Median annualized return at resale

+13.1%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 645       |
| Median value (AVM) | \$121K    |
| Median size        | 1,428 ft² |
| Median year built  | 2000      |
| Single family      | 55%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 67%     |
| Underwater (LTV 125% or more) | 4.1%    |
| Owner occupied                | 76%     |
| Company owned                 | 11%     |
| Median loan-to-value          | 11%     |
| Typical ownership tenure      | 7.7 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>1,587</b>    |
| Density                          | <b>26 / mi²</b> |
| Median household income          | <b>\$47K</b>    |
| Average household income         | <b>\$59K</b>    |
| Crime index (US avg 100)         | <b>122</b>      |
| Air pollution index (US avg 100) | <b>117</b>      |
| Earthquake index (US avg 100)    | <b>42</b>       |
| Homes occupied                   | <b>85%</b>      |
| Bachelor's or higher             | <b>6%</b>       |
| Poverty rate                     | <b>14.2%</b>    |
| Unemployment                     | <b>0.9%</b>     |
| Average temp                     | <b>61°F</b>     |
| Annual precip                    | <b>51 in</b>    |
| Sunshine                         | <b>61%</b>      |

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.