

Mansfield 72944

ZIP code · AR · Arkansas > Sebastian County > Mansfield

SELLER'S MARKET

\$280K

MEDIAN SALE PRICE

+37.6%

1-YR CHANGE

26

SALES (12 MO)

\$138K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

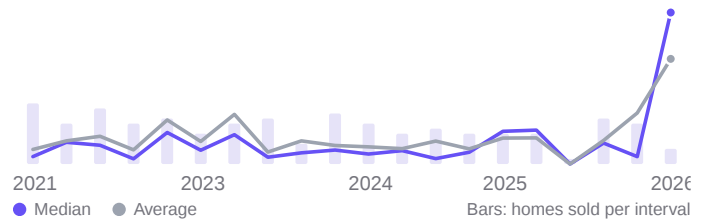
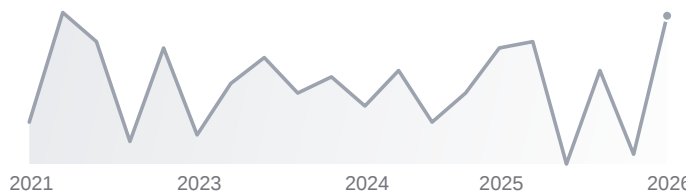
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$700K · Average \$507K

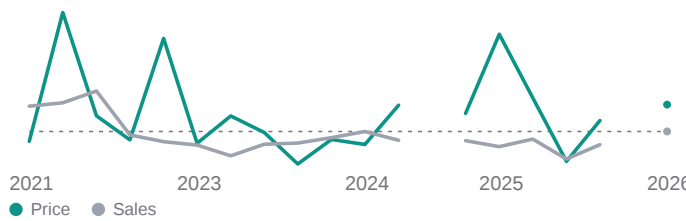


Growth (year over year)

Price +37.6% · Sales +0.0%

Price per square foot

\$81/ft²



Sale premium vs estimated value

+345.2%

Annual turnover (share of homes sold)

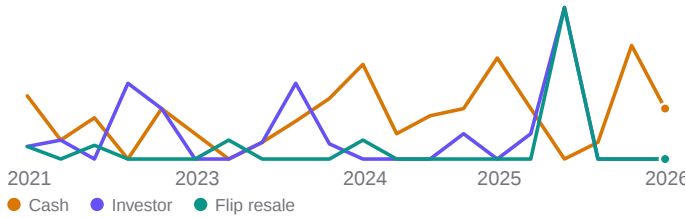
2.1%



BUYERS & OUTCOMES

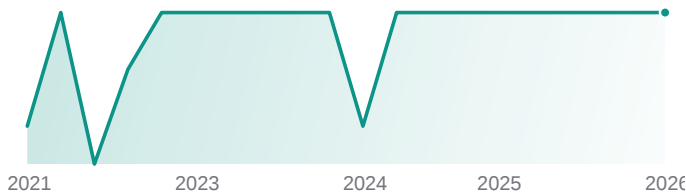
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



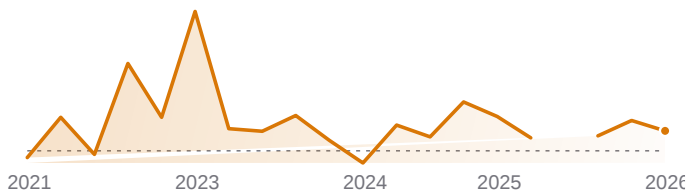
Sellers who sold at a gain

100%

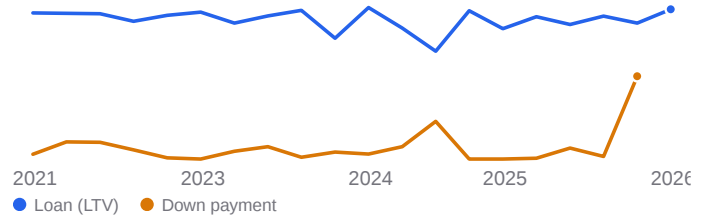


Median annualized return at resale

+9.3%

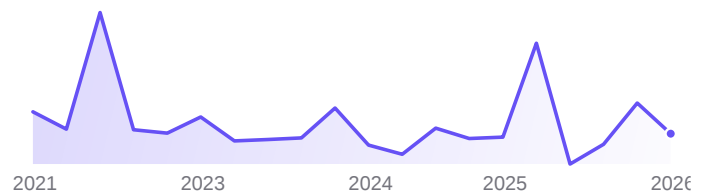


Financing (share of purchase price) Loan (LTV) 101% · Down payment 57%



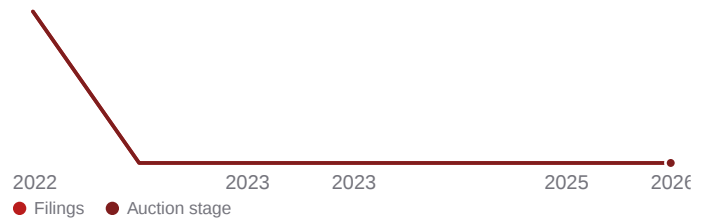
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,260
Median value (AVM)	\$138K
Median size	1,440 ft²
Median year built	1987
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.8%
Owner occupied	73%
Company owned	12%
Median loan-to-value	33%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	2,974
Density	35 / mi²
Median household income	\$47K
Average household income	\$63K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	46
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	17.8%
Unemployment	0.9%
Average temp	61°F
Annual precip	49 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.