

Natural Dam 72948

ZIP code · AR · Arkansas > Crawford County

\$442K

MEDIAN SALE PRICE

+271.6%

1-YR CHANGE

4

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

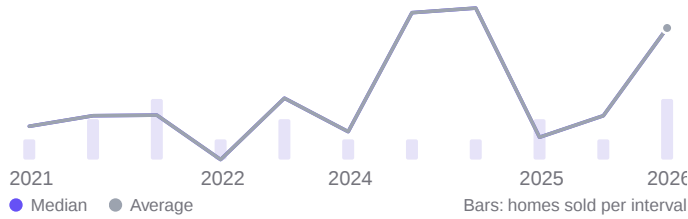
MARKET TRENDS (5 YEARS)

Sale prices

Median \$479K · Average \$479K

Growth (year over year)

Price +271.6% · Sales +33.3%

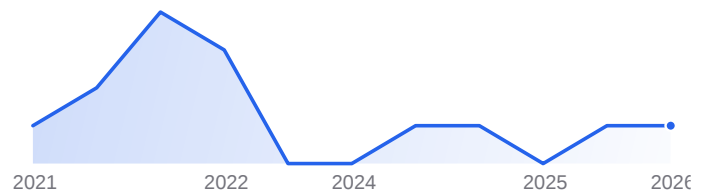


Price per square foot

\$206/ft²

Annual turnover (share of homes sold)

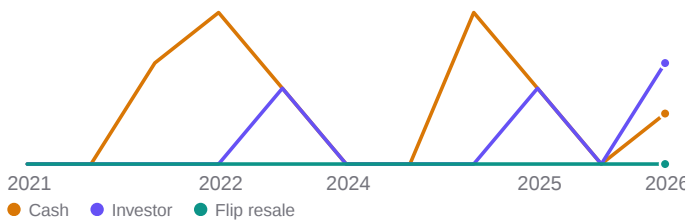
1.7%



BUYERS & OUTCOMES

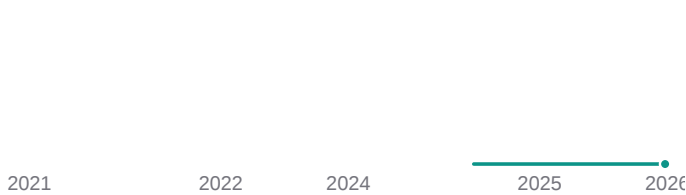
Buyer mix

Cash 33% · Investor 67% · Flip resale 0%



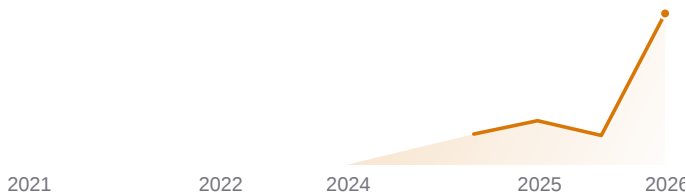
Sellers who sold at a gain

100%

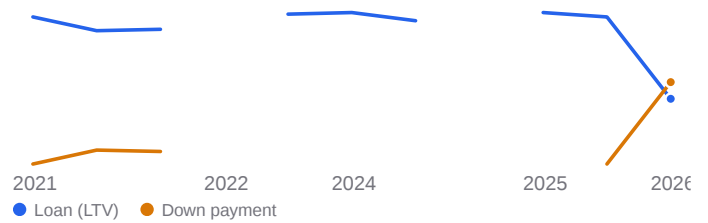


Median annualized return at resale

+29.0%

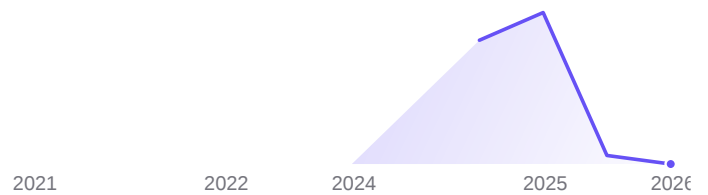


Financing (share of purchase price) Loan (LTV) 45% · Down payment 55%



Typical hold before selling

2.7 yrs



HOUSING STOCK

Homes	232
Median value (AVM)	\$174K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1982
Single family	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.4%
Owner occupied	69%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	923
Density	16 / mi²
Median household income	\$59K
Average household income	\$69K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	41
Homes occupied	86%
Bachelor's or higher	4%
Poverty rate	21.1%
Unemployment	0.9%
Average temp	60°F
Annual precip	50 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.