

## First Half of 2025

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## Residential Real Estate Summary Benton Madison and Washington Counties

*The fifty-eighth edition of the Skyline Report for Benton and Washington Counties—Residential Real Estate Market Analysis. Researchers at the Center for Business and Economic Research in the Sam M. Walton College of Business at the University of Arkansas produce the Skyline Report to provide timely statistical analysis of the Northwest Arkansas residential real estate market. As the population of Northwest Arkansas increases, it is imperative that housing markets work efficiently in order to meet the demand of new and existing residents. The Skyline Report includes information necessary to help market participants make good decisions.*

### Highlights from the First Half of 2025

In the first half of 2025, the average price of a home in Benton County reached \$471,427, 4.8 percent higher than the second half of 2024, 8.9 percent higher than a year ago, and 73.0 percent higher than five years ago. In Madison County, the average was \$321,676, 23.2 percent higher than the second half of 2024 and 25.7 percent higher than a year ago. In Washington County, the average was \$417,489, 3.8 percent higher than last half, 7.2 percent higher than a year ago, and 74.6 percent higher than five years ago.

The total number of home sales increased 5.2 percent from a year ago, and decreased 5.4 percent to 5,049 from 5,339 sales in the second half of 2024.

36.5 percent of all homes sold were new construction (1,844). It was the fourth highest total and fifth highest percentage of new construction in Skyline history.

The number of building permits issued in Northwest Arkansas in the first half of 2025 decreased to 2,929, from 3,007 permits in the second half of 2024. This was the fourth highest in the Skyline history. Benton County accounted for 2,010, Washington County for 904, and Madison County for 15 new building permits. The total also includes 124 permits from Unincorporated areas in Benton County. Unincorporated permits have been included since the second half of 2023.

22,174 total lots in 380 active subdivisions were identified by Skyline Report researchers in the first half of 2025. An additional 15,381 residential lots received either preliminary or final approval in Northwest Arkansas.

Absorption declined 1.4 percent from a year ago to 2,079 homes in the first half of 2025. It is the fourth report in a row with absorption of more than 2,000 homes.

Complete but unoccupied homes remained relatively stable in the first half of 2025 with 670 homes completed, but not yet occupied increasing from 665 in the second half of 2024.

Home starts plus homes under construction increased by 341 to 1,772 in the first half of 2025, from 1,431 in the second half of 2024. Empty lot totals for all three counties increased to 4,784 in the first half of 2025 from 4,433 in the second half of 2024.

According to the Assessors' databases, 60.0 percent of houses in Benton County, 77.4 percent of the houses in Madison County, and 58.9 percent of houses in Washington County were owner occupied.

# Report Overview

The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. Four primary sources of data points were examined. First, residential building permit data is collected from each city in Benton, Madison, and Washington County. Building permits provide new home construction throughout the counties. Once construction occurs in a subdivision, classification changes to active. Additional categorization in subdivision lots indicate where no construction or absorption occurred during the last year. Skyline Report researchers collected information from city planning divisions about subdivisions receiving preliminary or final approval but have not started construction. Only subdivisions with final approval or preliminary approval during the last two years, and confirmed as ongoing by city planning staff, were included in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data is also provided by school district and subdivision. In addition, newly constructed houses are identified among the sold houses which were constructed from 2024 to 2025. The number of houses listed for sale and their average list prices in the MLS database as of June 30, 2025 were reported.

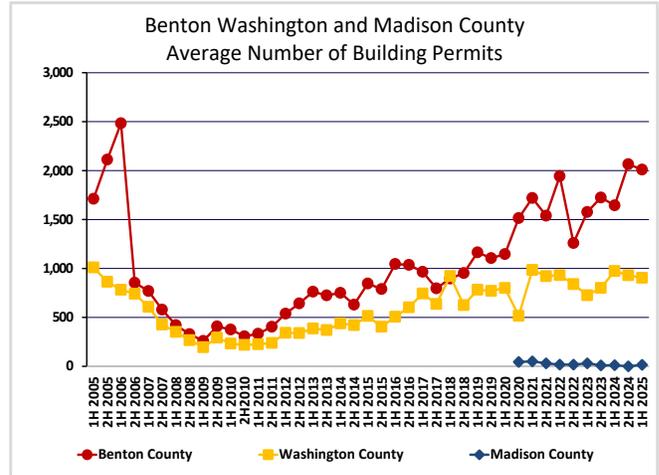
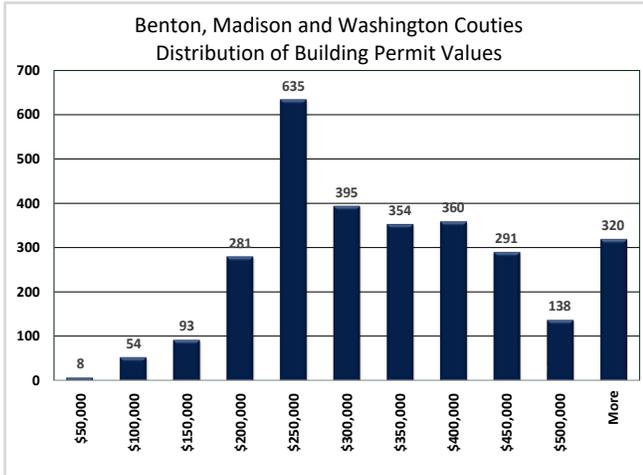
Data is collected on a semiannual basis if available; absorption rates are calculated for active subdivisions. Numbers are extrapolated to estimate remaining months of inventory. Results are presented on a regional, county, and city-by-city basis. Time trend data are available for the different series which are collected. Skyline Report analysts are able to separate the seasonality and trend effects to discuss the direction of the Northwest Arkansas market effectively since the Skyline Report first began in 2004. Additionally, Center researchers acquired data from Benton, Madison, and Washington County Assessors to estimate the percentage of owner-occupied houses in the region. Several years of data are provided in this report to evaluate a trend in the three counties.

A summary of the regional findings from the analysis of the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the first half of 2025 is included. Benton, Madison, and Washington County statistical summaries and summaries for each of the cities within each county is included. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

Each year, the Center publishes economic data for the Northwest Arkansas MSA, collaborating with the Northwest Arkansas Council to produce the State of the Region Report. If you would like more information about the local economy and our center, please visit our website at [cber.uark.edu](http://cber.uark.edu).

# Regional Market Trends

## Building Permits



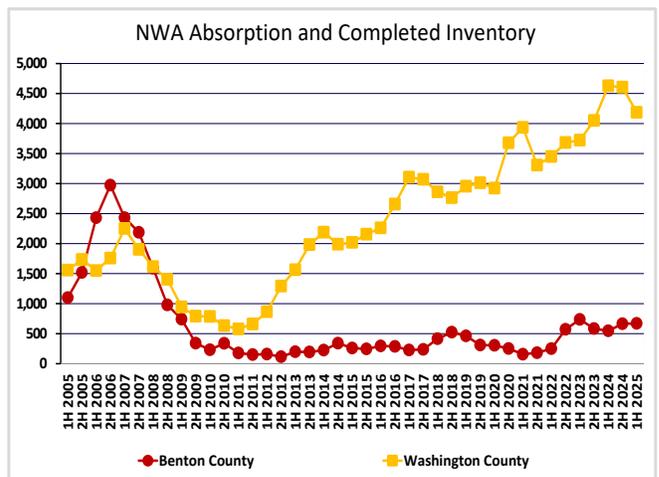
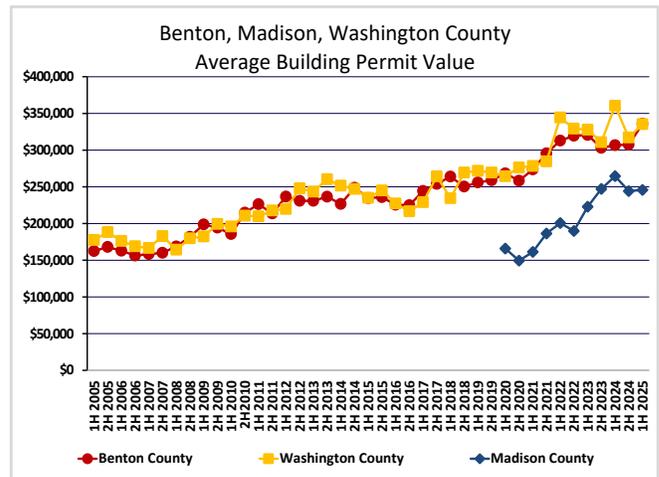
2,929 building permits were issued in Northwest Arkansas Region during the first half of 2025 a decrease of 3.6 percent from the 3,007 issued in the second half of 2024 and increase of 11.3 percent from the 2,631 issued in the first half of 2024. Sulphur Springs had 2 permits which were added into the total number and average values.

The average building permit value increased from \$310,171 in the second half of 2024 to \$335,273 in the first half of 2025. Building permit values do not include land prices, therefore, they do not represent the total price of a completed house to a buyer.

The most active value range for building permits was \$250,001 to \$300,000 range with 456. There were 249 building permits issued in the \$300,001 to \$350,000 range and 266 permits in the \$350,001 to \$400,000 range.

There were 22,174 total lots in 380 active subdivisions in Northwest Arkansas Region in the first half of 2025 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2025. 21.6 percent of the lots were empty, 1.9 percent were starts, 6.1 percent were under construction, 3.0 were completed, but unoccupied, and 67.4 percent were occupied lots.

1,772 lots were in construction status, ranging from foundation to finishing status during the first half of 2025. The subdivisions with the most houses under-construction (above foundation/starts) during the first half of 2025 in Benton County were Yorktown, Phase I with 36 in Pea Ridge, Osage Hills, Phase II and Crystal Cove, Phase I, in Centerton, both with 35 houses.



Yorktown, Phase II in Pea Ridge and Walnut Grove, Phase II, in Bentonville followed with 28 additional houses under construction in each subdivision.

# Regional Market Trends

## Building Permits and Active Subdivisions

Northwest Arkansas	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	2,631	3,007	2,929	11.3%	-2.6%
Average Value of Residential Building Permits	\$326,426	\$310,171	\$335,273	2.7%	8.1%

City Building Permits	2H 2024	1H 2025	2H 2024	1H 2025
Avoca	13	13	\$521,622	\$441,254
Bella Vista	392	429	\$353,894	\$371,926
Bentonville	183	373	\$453,589	\$346,801
Cave Springs	33	48	\$618,751	\$721,938
Centerton	243	263	\$372,870	\$365,331
Decatur	32	6	\$295,366	\$265,474
Elkins	33	34	\$264,583	\$268,371
Elm Springs	22	42	\$565,336	\$486,944
Farmington	49	112	\$457,245	\$423,223
Fayetteville	314	319	\$336,183	\$354,350
Gentry	23	8	\$284,200	\$370,206
Goshen	8	12	\$562,928	\$581,838
Gravette	9	2	\$380,654	\$235,084
Greenland	3	1	\$318,839	\$100,000
Highfill	128	113	\$252,338	\$260,989
Huntsville	12	15	\$264,583	\$244,158
Johnson	2	2	\$1,192,297	\$960,512
Lincoln	3	0	\$153,644	--
Little Flock	3	3	\$700,986	\$596,702
Lowell	221	132	\$203,520	\$247,514
Pea Ridge	224	283	\$279,168	\$245,782
Prairie Grove	120	116	\$259,136	\$305,680
Rogers	214	124	\$326,709	\$343,357
Siloam Springs	197	87	\$122,275	\$137,658
Springdale	337	240	\$265,699	\$249,113
Tontitown	35	14	\$451,247	\$472,939
West Fork	4	12	\$211,000	\$192,917
Unincorporated -BC	149	124	\$267,246	\$455,567
<b>NWA</b>	<b>3,007</b>	<b>2,929</b>	<b>\$310,171</b>	<b>\$335,273</b>

In Washington County, Spring Creek Farms, Phase I in Springdale had 40 houses under construction. Wagon Wheel West in Farmington had 24, and Henderson Park, Phase II in Fayetteville had an additional 23 houses. Madison County had 3 houses in Highland Park, Phase IV under construction.

The annual absorption rate for all three counties imply 20.7 months of lot inventory at the end of the first half of 2025, up from the 17.0 months of inventory in the second half of 2024.

No new construction has occurred in the last year in 71 of the 380 active subdivisions in the Northwest Arkansas region.

In 87 of the 380 active subdivisions in the Northwest Arkansas region, no absorption occurred in the last year.

\*2 permits for Sulphur Springs is included in the data numbers above. The permit totaled \$165,000 in the 1H 2025.

# Regional Market Trends

## New and Preliminary Subdivisions and Lots

A list of subdivisions which have received either preliminary or final approval in Benton, Madison, and Washington Counties, from their respective city or county planning commissions, but have not yet begun construction on any lots, is compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the first half of 2025 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed and removed from the coming lots data base.

If the lot inventory in the tables below were added to the remaining lots in active subdivisions, there would be 64.8 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

The tables for Benton, and Washington County list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city. In Benton, Madison, and Washington County, a total of 15,381 lots are in the inventory planning stages.

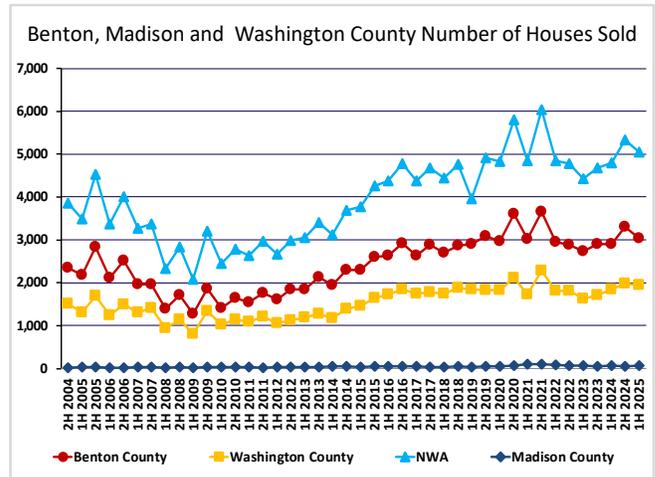
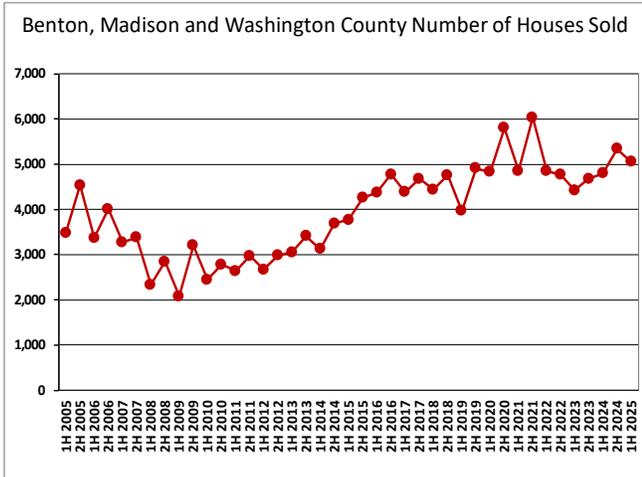
Benton County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	1	15	30	1	2	45
Bella Vista	2	22	38	1	3	60
Bentonville	21	1,477	148	2	23	1,625
Cave Springs	3	242	245	2	5	487
Centerton	23	2,169	2,060	24	47	4,229
Gentry	2	105	18	1	3	123
Gravette			115	1	1	115
Highfill	1	193			1	193
Little Flock			27	1	1	27
Lowell	8	568	219	2	10	787
Pea Ridge	7	985	110	2	9	1,095
Rogers	1	120	159	2	3	279
Siloam Springs	5	518	162	4	9	680
Unincorporated -BC			112	1	1	112
<b>Benton Total</b>	<b>74</b>	<b>6,414</b>	<b>3,443</b>	<b>44</b>	<b>118</b>	<b>9,857</b>

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	2	210			2	210
Fayetteville	19	1,761	205	7	26	1,966
Lincoln	3	228			3	228
Prairie Grove	4	647			4	647
Springdale	12	1,108	969	11	23	2,077
Tontitown	3	263	78	1	4	341
West Fork	1	27	28	1	2	55
<b>Washington Total</b>	<b>44</b>	<b>4,244</b>	<b>1,280</b>	<b>20</b>	<b>64</b>	<b>5,524</b>

<b>Grand Total</b>	<b>118</b>	<b>10,658</b>	<b>4,723</b>	<b>64</b>	<b>182</b>	<b>15,381</b>
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# Regional Market Trends

## Sold Data

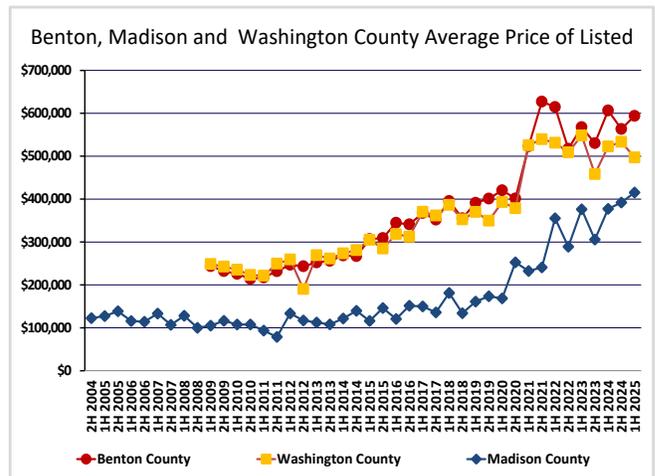


Examining the first half of 2025 inventory on a county-by-county basis, Benton County has 21.0, Madison County has 26.9 and Washington County has 20.1 months of remaining inventory in active subdivisions.

2,079 new houses in the Northwest Arkansas region became occupied in the first half of 2025.

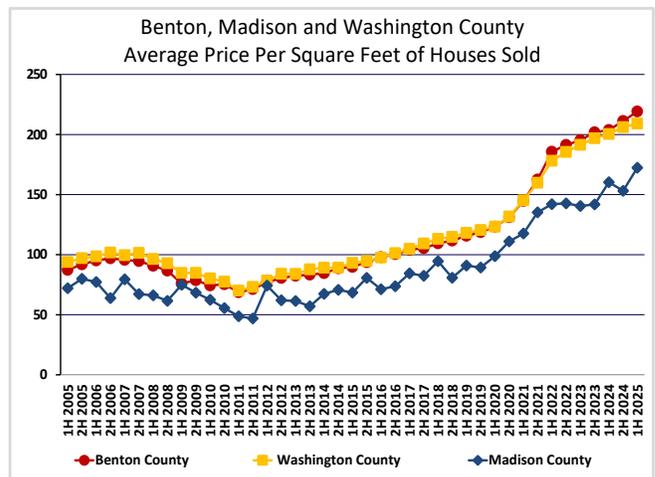
Out of the 5,049 houses sold in the first half of 2025, 1,844 were new houses. The average price of a new house was \$430,129.

From the second half of 2024 to the first half of 2025, the average price of a sold house in Benton County increased 4.8 percent from \$449,750 to \$471,427 while in Washington County, the average sales price increased 3.8 percent from \$402,322 to \$417,489. In Madison County, the average price increased 23.2 percent from \$261,008 in the second half of 2024 to \$321,676 in the first half of 2025.



From the second half of 2024 to the first half of 2025, the median sales price increased by 6.9 percent in Benton County from \$350,260 to \$375,000. In Washington County the median sales price increased from \$339,900 to \$351,000. Madison County increased by 11.4 percent from \$245,000 to \$273,000.

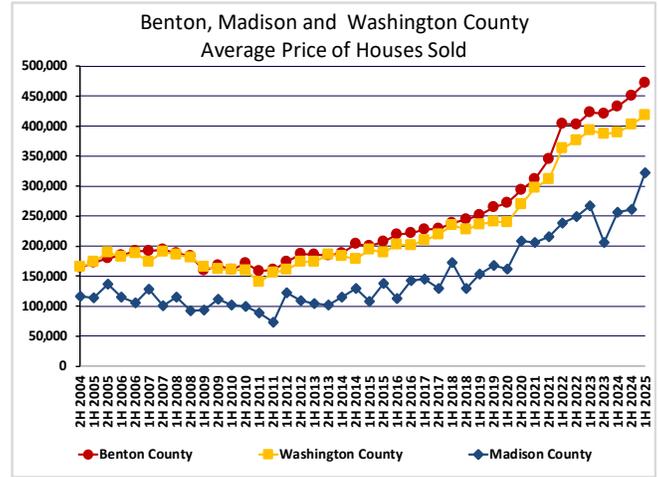
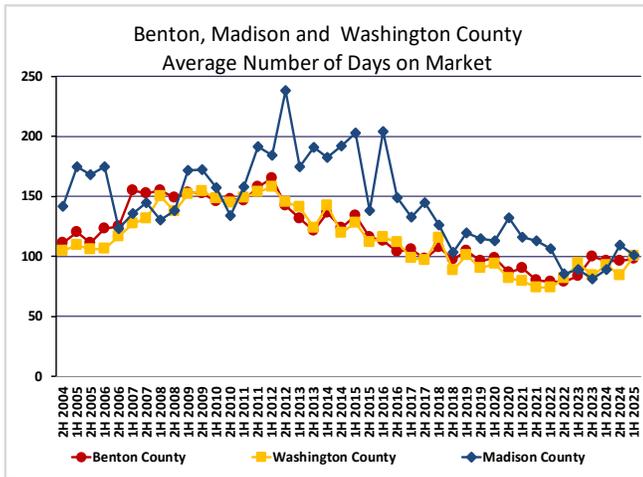
The charts cover a yearly and semi-yearly trend for house sales in Northwest Arkansas 3 county area.



# Residential Market Trends

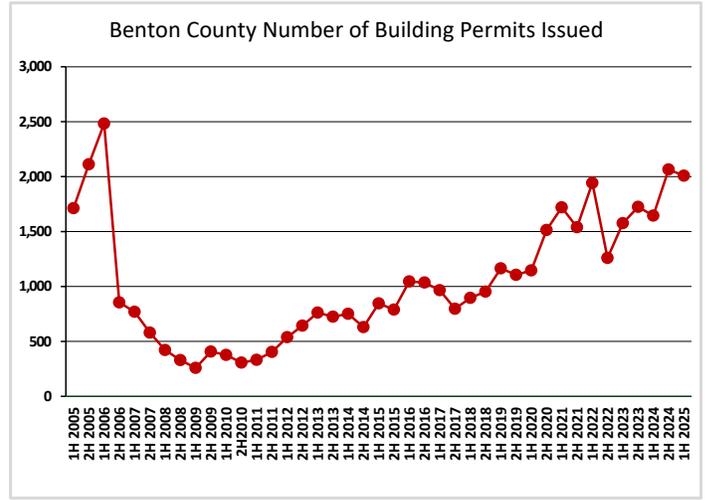
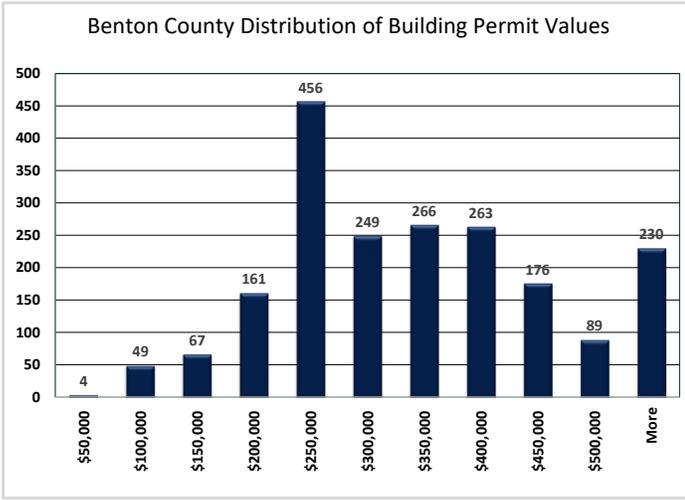
## Sold Data By School District

2,670 houses were listed for sale in the MLS database as of June 30, 2025 at an average list price of \$561,709 at an average of 2,218 square feet. The median listed was \$425,000.



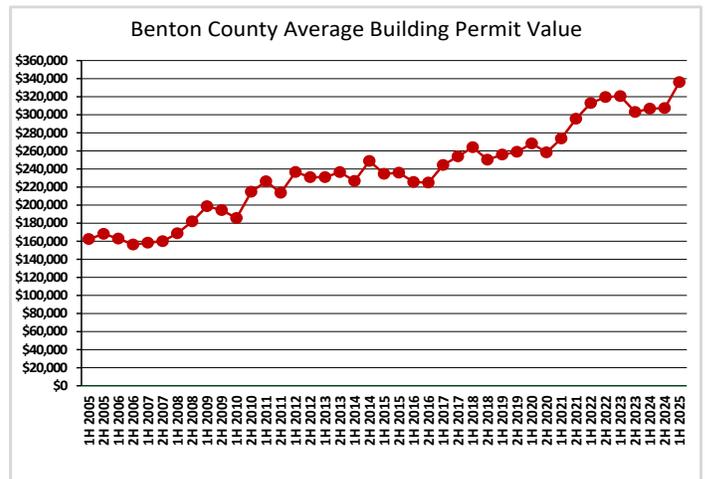
Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	\$536,312	\$234.09	91	1381	27.4%
Decatur	\$317,500	\$137.60	143	8	0.2%
Elkins	\$298,153	\$191.41	95	58	1.1%
Farmington	\$382,450	\$203.68	91	173	3.4%
Fayetteville	\$478,395	\$227.59	101	705	14.0%
Gentry	\$327,345	\$182.69	114	115	2.3%
Gravette	\$429,461	\$215.08	86	318	6.3%
Greenland	\$342,715	\$162.25	111	20	0.4%
Huntsville	\$324,566	\$172.84	102	62	1.2%
Jasper	\$142,500	\$141.37	23	1	0.0%
Lincoln	\$241,125	\$156.49	104	36	0.7%
Pea Ridge	\$383,914	\$204.08	131	271	5.4%
Prairie Grove	\$353,066	\$188.34	120	196	3.9%
Rogers	\$490,806	\$224.68	91	659	13.1%
Siloam Springs	\$304,539	\$170.39	121	279	5.5%
Springdale	\$406,329	\$203.81	96	739	14.6%
West Fork	\$346,907	\$186.65	111	28	0.6%
<b>Northwest Arkansas</b>	<b>\$448,716</b>	<b>\$214.69</b>	<b>99</b>	<b>5,049</b>	<b>100.0%</b>

# Benton County Building Permits



2,010 building permits were issued in Benton County during the first half of 2025. These totals include unincorporated areas in Benton County.

The average building permit value increased from \$307,429 in the second half of 2024 to \$335,884 in the first half of 2025. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house. Building trends such as Accessory Dwelling Units (ADU), townhouses, smaller footprint homes such as duplexes, and barndominiums are included in the average value of a residential building permit.



Benton County	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	1,645	2,065	2,010	22.2%	-2.7%
Average Value of Residential Building Permits	\$306,729	\$307,429	\$335,884	9.5%	9.3%

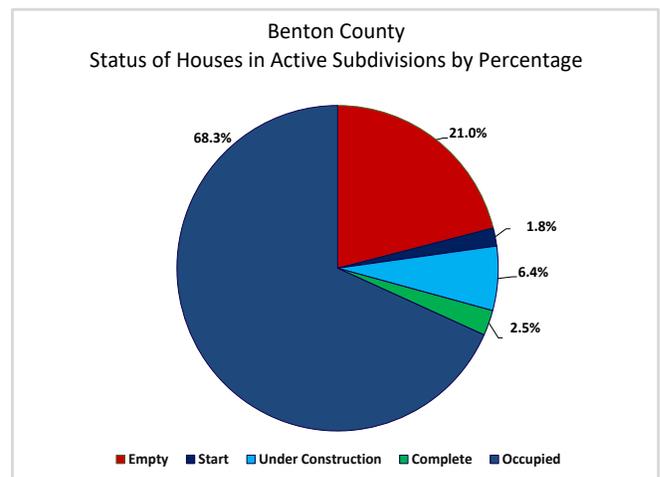
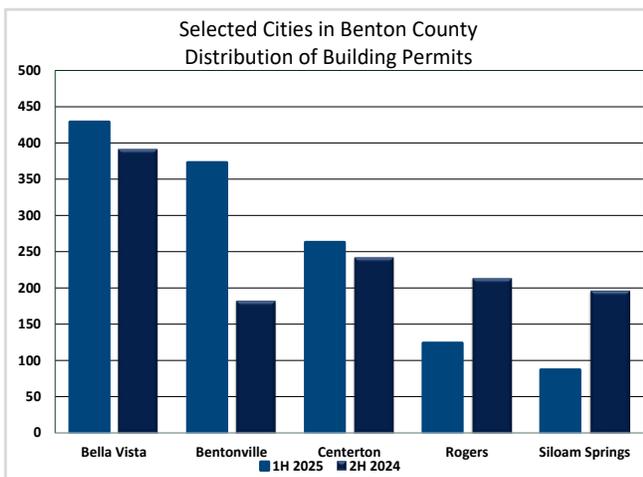
\*The table includes Unincorporated areas in Benton County for the first time in the Skyline Report history. The increased population in the sample data continues to push into rural areas due to less expensive construction costs. It also includes 1 permit for Garfield which totaled \$150,000.

# Benton County

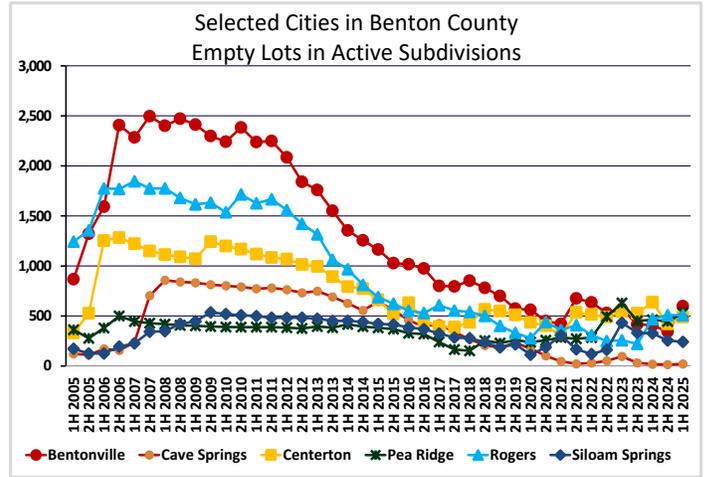
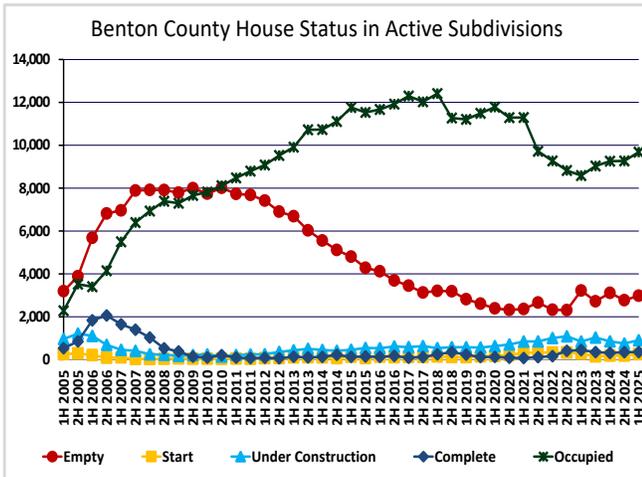
## Building Permits in Selected Cities

Building Permit Values	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	1H 2025	2H 2024	% BC	% NWA
Avoca	0	0	0	0	0	0	0	0	11	1	1	13	13	0.65%	0.4%
Bella Vista	0	0	0	4	30	70	104	103	54	27	37	429	392	21.34%	14.6%
Bentonville	0	2	1	6	111	47	57	46	24	20	59	373	183	18.56%	12.7%
Cave Springs	0	0	0	1	0	2	0	0	0	1	44	48	33	2.39%	1.6%
Centerton	0	0	6	8	66	14	29	52	44	20	24	263	243	13.08%	9.0%
Decatur	0	0	0	0	0	6	0	0	0	0	0	6	32	0.30%	0.2%
Gentry	0	0	0	0	0	0	3	1	4	0	0	8	23	0.40%	0.3%
Garfield	0	2	0	0	0	0	0	0	0	0	0	2	1	0.10%	0.1%
Gravette	0	0	1	0	0	1	0	0	0	0	0	2	9	0.10%	0.1%
Highfill	0	0	0	38	43	0	0	23	2	0	7	113	128	5.62%	3.9%
Little Flock	0	0	0	0	0	0	0	0	0	2	1	3	3	0.15%	0.1%
Lowell	0	25	0	9	68	8	3	5	8	1	5	132	221	6.57%	4.5%
Pea Ridge	0	0	8	60	107	60	37	6	2	0	3	283	224	14.08%	9.7%
Rogers	4	1	7	7	23	23	13	12	17	6	11	124	214	6.17%	4.2%
Siloam Springs	0	18	42	25	1	0	0	1	0	0	0	87	197	4.33%	3.0%
Sulphur Springs	0	2	0	0	0	0	0	0	0	0	0	2	1	0.10%	0.1%
Unincorporated Areas-BC	0	1	2	3	7	18	20	14	10	11	38	124	149	6.17%	4.2%
<b>Benton County</b>	<b>4</b>	<b>49</b>	<b>67</b>	<b>161</b>	<b>456</b>	<b>249</b>	<b>266</b>	<b>263</b>	<b>176</b>	<b>89</b>	<b>230</b>	<b>2,010</b>	<b>2,065</b>	<b>100.0%</b>	<b>68.6%</b>

\*The table above includes Unincorporated areas in Benton County for the first time since the Skyline inception. The table includes 2 permits issued in Sulphur Springs.



# Benton County Active Subdivisions



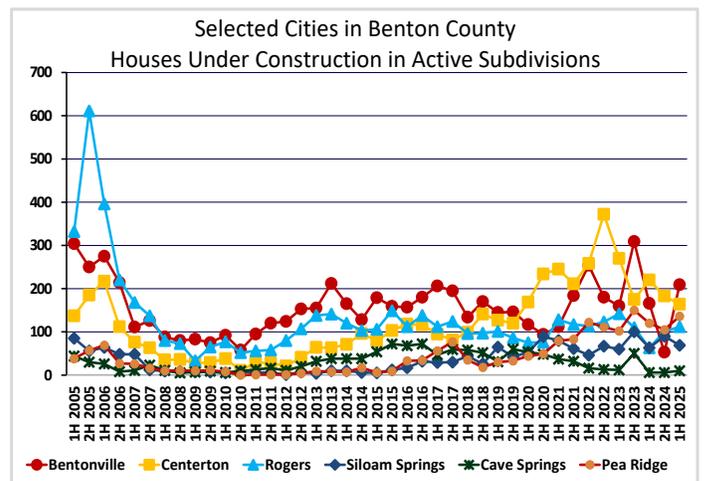
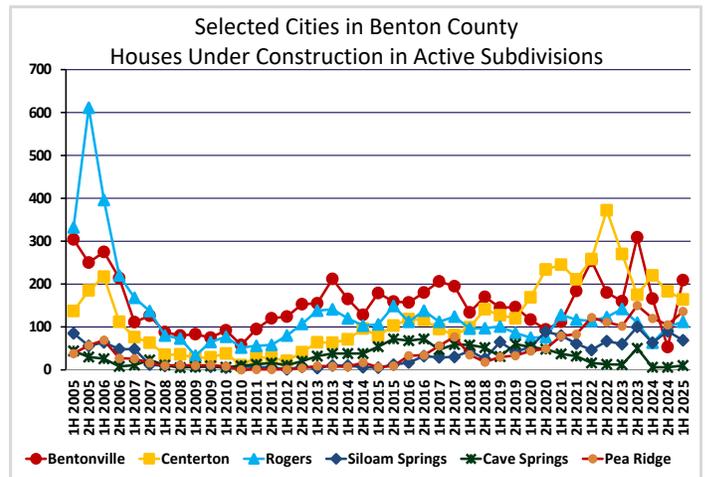
There were 14,181 total lots in 231 active subdivisions in Benton County in the first half of 2025 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2025. 68.3 percent of the lots were occupied, 2.5 percent were complete but unoccupied, 6.4 percent were under construction, 1.8 percent were starts, while 21.0 percent were empty lots.

During the first half of 2025, 1,286 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 21.0 months of lot inventory at the end of the first half of 2025. This is down from 17.3 months of inventory at the end of the second half of 2024.

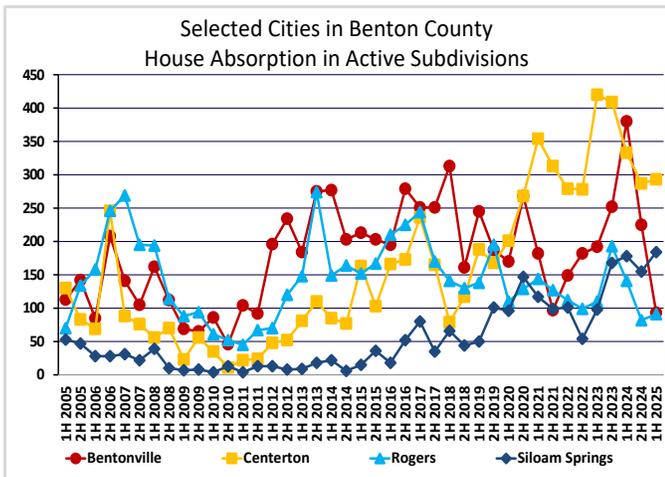
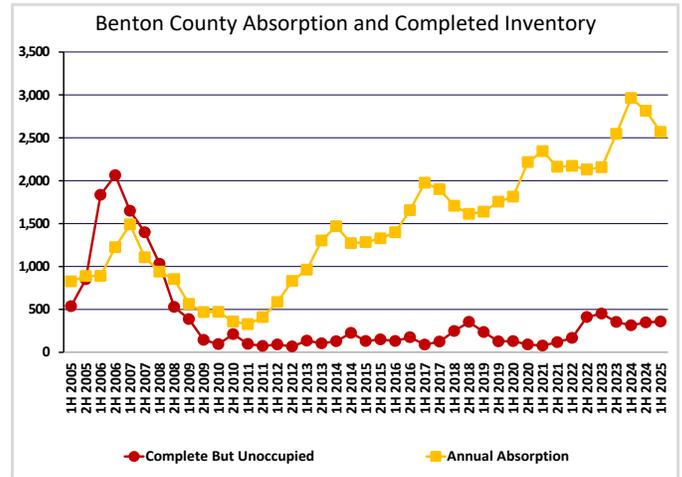
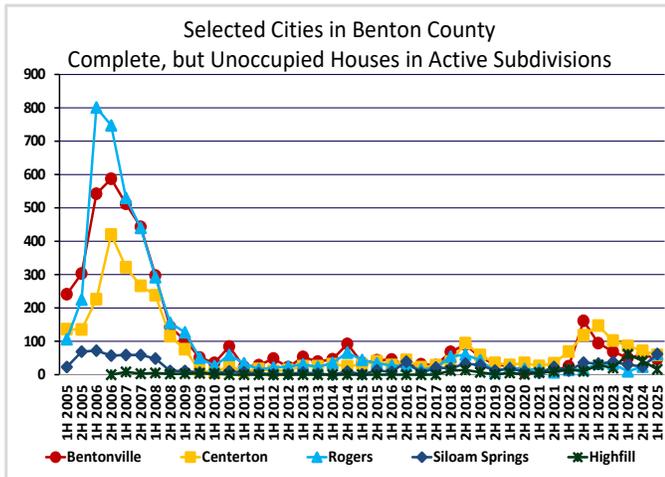
Overall, in 53 out of the 231 active subdivisions in Benton County, no absorption occurred in the last year.

1,161 total lots in subdivisions were under construction in the first half of 2025, either in the start or under construction category.

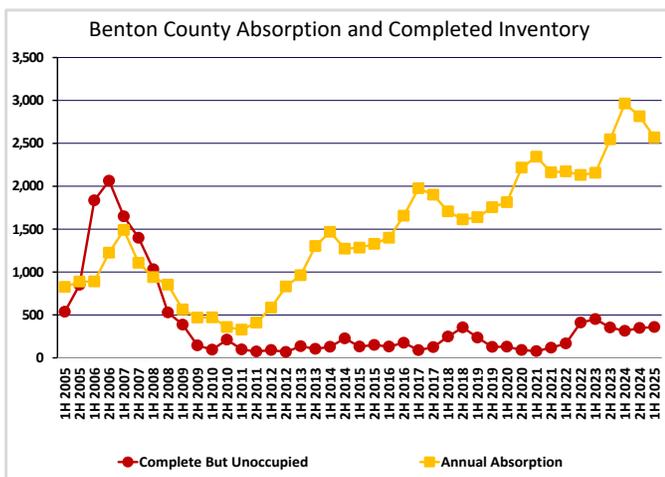
The subdivisions with the most houses under construction (above foundation/starts) during the first half of 2025 in Benton County were Yorktown, Phase I with 36 in Pea Ridge. Osage Hills, Phase III and Crystal Cove, Phase I, in Centerton, both with 35 houses under construction. Yorktown, Phase II in Pea Ridge and Walnut Grove, Phase II, in Bentonville followed with 28 additional houses under construction in each subdivision.



# Benton County Active Subdivisions



Benton County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	2	45
Bella Vista	3	60
Bentonville	23	1,625
Cave Springs	5	487
Centerton	47	4,229
Gentry	3	123
Gravette	1	115
Highfill	1	193
Little Flock	1	27
Lowell	10	787
Pea Ridge	9	1,095
Rogers	3	279
Siloam Springs	9	680
Unincorporated -BC	1	112
<b>Benton County Coming Lots</b>	<b>118</b>	<b>9,857</b>



An additional 9,857 lots in 118 subdivisions are in the pipeline as either preliminary or final subdivisions.

No new construction or progress in existing construction has occurred in the last year in 47 of the 231 active subdivisions in the Benton County.

# Benton County

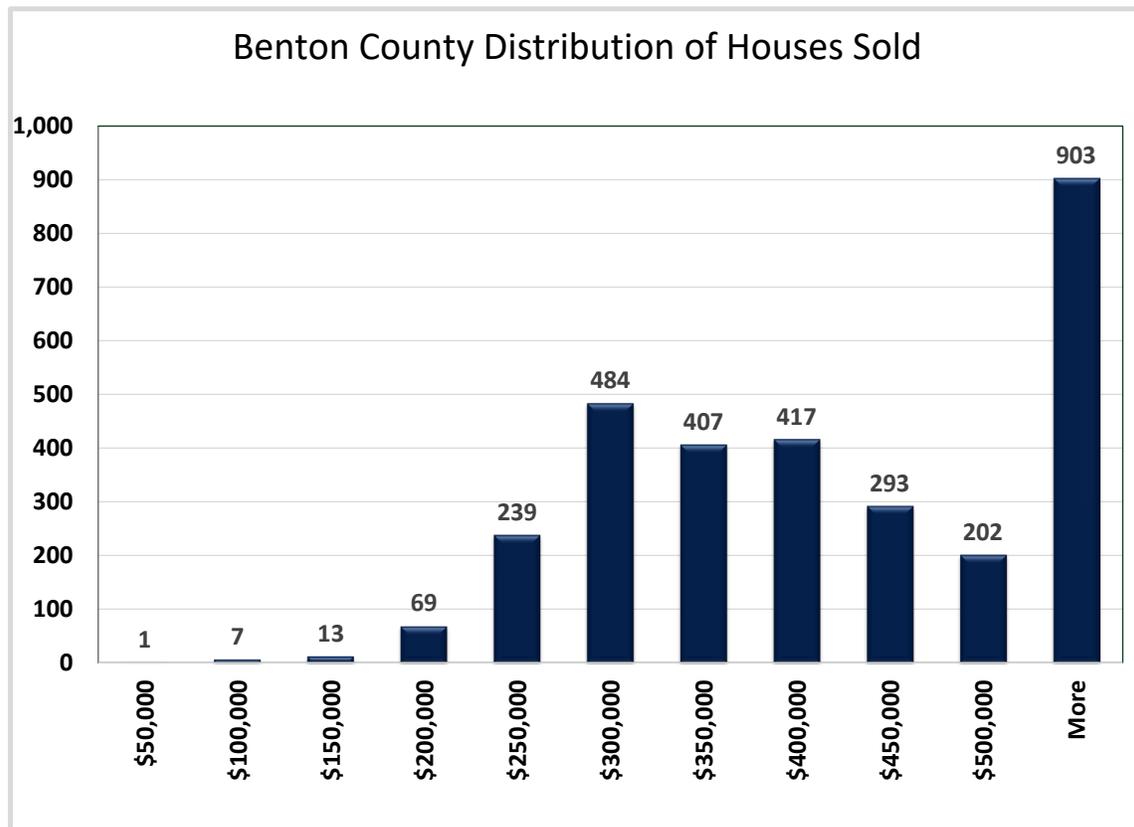
## Owner Occupied

Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county.

The data with homestead information by city from 2012 to 2025 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 60.0 percent in the first half of 2025. This represents a decline of owner-occupied homes of 8.6 % decrease since 2012. The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County for selected cities..

Benton County Owner Occupied	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Avoca	77.8%	75.8%	74.7%	72.1%	72.2%	70.6%	74.9%	72.4%	71.7%	72.1%	68.3%	69.6%	67.4%	65.6%
Bella Vista	78.0%	78.0%	77.2%	77.8%	77.8%	77.7%	76.8%	76.0%	74.9%	73.3%	71.6%	70.3%	71.0%	69.8%
Bentonville	68.7%	68.7%	67.5%	67.3%	67.0%	65.9%	63.7%	62.5%	61.5%	60.3%	57.8%	56.6%	56.9%	55.6%
Cave Springs	73.3%	75.4%	76.5%	76.4%	76.3%	75.3%	74.4%	72.7%	72.2%	71.2%	69.2%	67.7%	69.3%	70.2%
Centerton	67.4%	66.9%	64.0%	63.8%	64.4%	64.0%	62.1%	60.7%	60.8%	59.6%	55.8%	54.4%	55.2%	54.3%
Decatur	52.9%	53.6%	53.7%	54.4%	54.8%	54.3%	53.8%	54.2%	55.0%	55.0%	53.6%	53.3%	53.2%	46.2%
Elm Springs	90.0%	83.3%	65.9%	75.6%	72.9%	75.9%	74.5%	72.1%	74.8%	80.3%	76.8%	70.0%	73.3%	74.0%
Garfield	71.0%	70.0%	67.4%	66.8%	66.5%	66.7%	63.9%	60.9%	62.0%	61.3%	60.6%	59.7%	60.0%	60.5%
Gateway	58.5%	57.3%	56.2%	56.4%	55.9%	56.4%	52.2%	51.4%	52.3%	56.0%	41.2%	55.1%	52.0%	51.1%
Gentry	59.1%	60.1%	59.7%	59.1%	59.4%	59.6%	60.1%	60.8%	58.2%	57.2%	54.2%	51.6%	52.4%	53.4%
Gravette	60.0%	57.9%	57.4%	57.2%	57.2%	58.5%	57.6%	56.9%	56.2%	55.6%	54.9%	53.8%	54.3%	54.3%
Highfill	55.7%	54.6%	55.5%	55.9%	56.6%	54.5%	50.0%	49.4%	54.8%	52.3%	52.3%	52.1%	52.2%	45.3%
Little Flock	75.5%	75.8%	75.7%	75.8%	76.0%	75.3%	74.1%	73.2%	73.2%	71.9%	56.3%	72.0%	71.7%	71.2%
Lowell	72.7%	72.9%	72.0%	72.9%	73.1%	73.0%	71.4%	69.1%	68.2%	66.0%	63.3%	61.1%	61.8%	61.2%
Pea Ridge	70.3%	71.0%	70.0%	69.6%	70.4%	69.1%	67.5%	65.5%	64.8%	63.5%	59.6%	59.1%	60.9%	59.5%
Rogers	68.2%	68.7%	68.1%	68.5%	68.6%	68.6%	67.8%	66.7%	66.0%	64.9%	63.6%	62.7%	62.9%	62.2%
Siloam Springs	64.0%	64.5%	63.3%	63.5%	63.8%	63.6%	63.8%	63.0%	61.8%	60.4%	58.6%	57.7%	58.2%	57.9%
Springdale	70.3%	69.9%	67.8%	67.7%	67.6%	65.7%	64.8%	63.2%	62.7%	61.5%	59.6%	58.7%	58.8%	58.9%
Springtown	51.2%	52.4%	54.8%	52.4%	60.0%	63.4%	65.0%	61.9%	59.5%	59.5%	60.0%	58.4%	45.5%	47.7%
Sulphur Springs	55.4%	56.4%	55.4%	60.0%	58.0%	54.1%	54.6%	52.7%	52.0%	49.8%	53.5%	50.0%	48.4%	46.4%
Rural-BC	63.3%	63.6%	62.6%	62.5%	62.4%	62.0%	61.3%	60.7%	60.1%	59.6%	51.3%	50.7%	58.0%	57.2%
<b>Benton County</b>	<b>68.4%</b>	<b>68.6%</b>	<b>67.6%</b>	<b>67.8%</b>	<b>67.8%</b>	<b>67.4%</b>	<b>66.3%</b>	<b>65.3%</b>	<b>64.5%</b>	<b>63.5%</b>	<b>61.6%</b>	<b>60.5%</b>	<b>60.9%</b>	<b>60.0%</b>

# Benton County Houses Sold



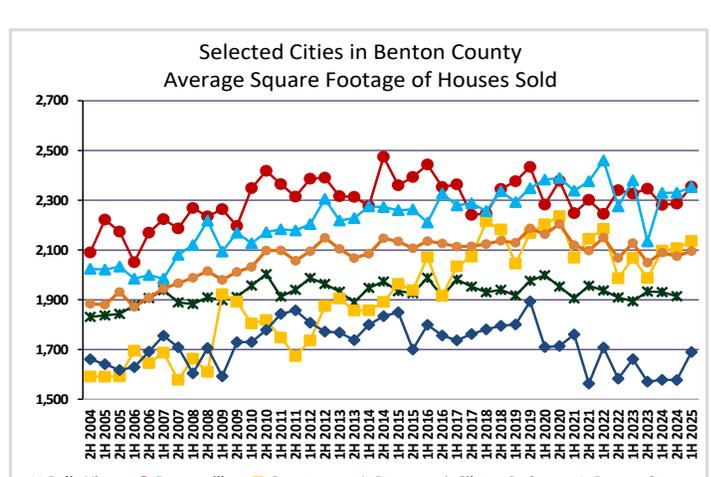
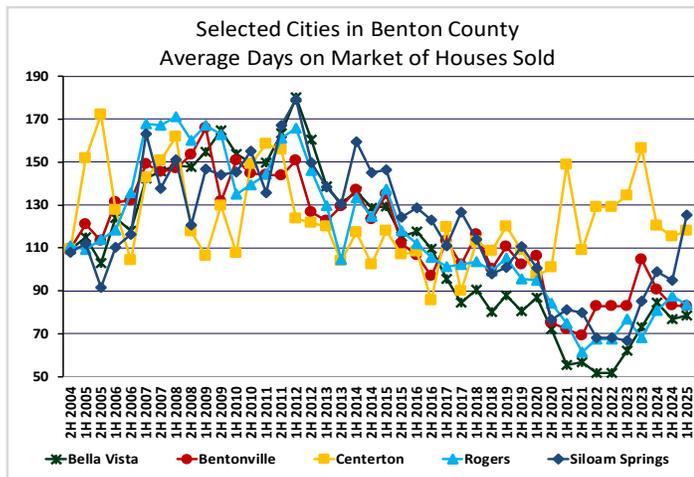
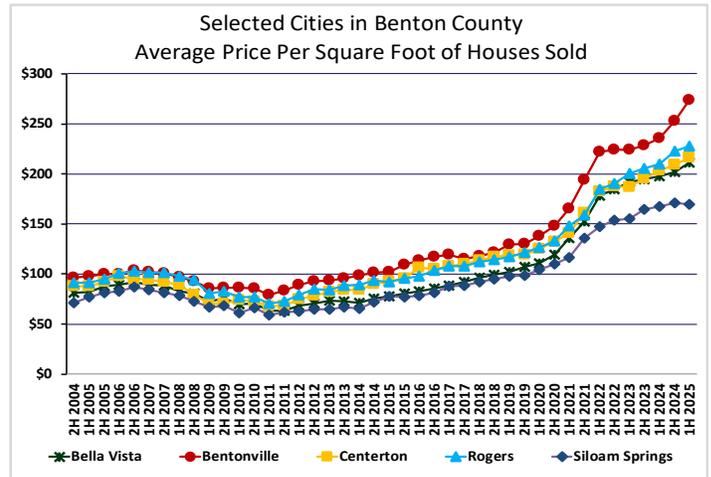
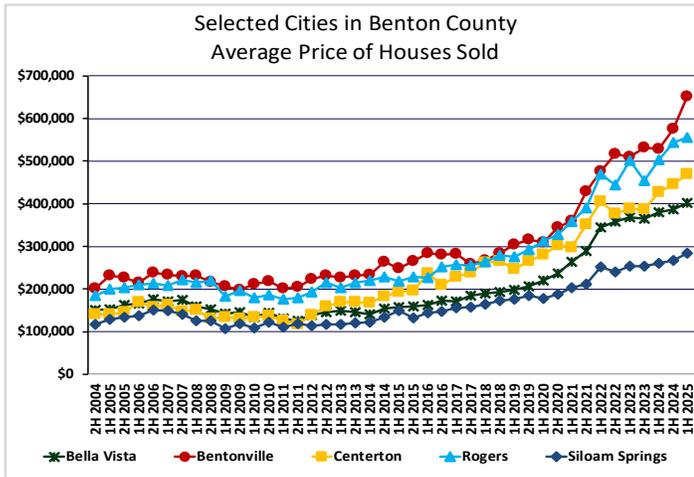
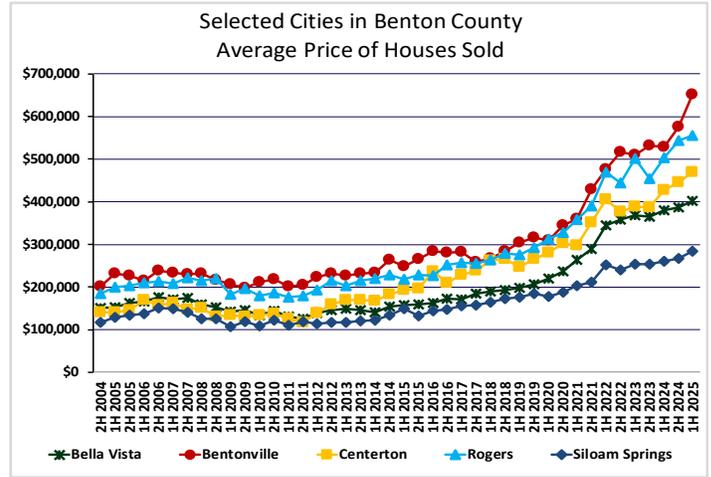
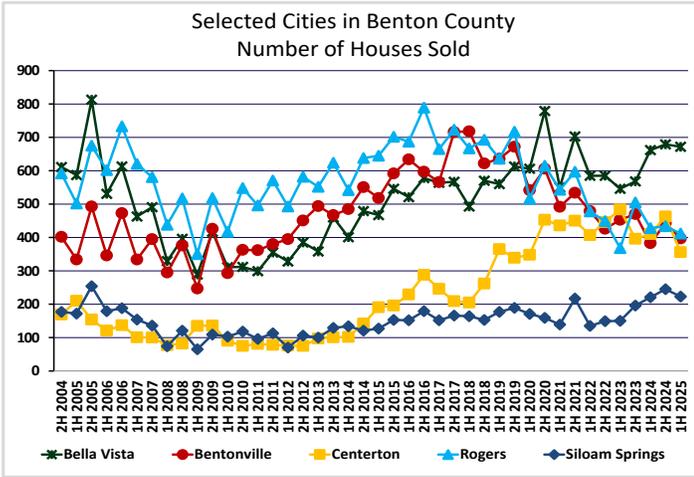
3,035 houses sold in Benton County during the first half of 2025.

The average price of a house was \$471,427 at \$219.21 per square foot.

The median cost of a house sold in Benton County was \$386,500.

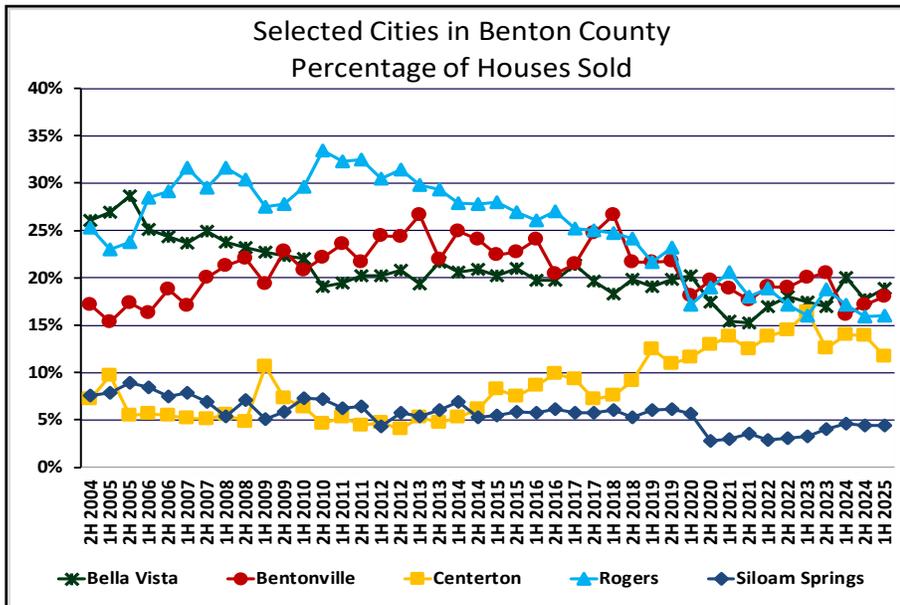
Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 2H 2024	% change from 1H 2024
Number of Houses Sold	2,900	3,302	3,035	4.7%	-8.1%
Average Price of Houses Sold	\$432,956	\$449,750	\$471,427	8.9%	4.8%
Average Days on Market	96	96	98	1.9%	1.7%
Average Price per Square Foot	\$203.76	\$211.21	\$219.21	7.6%	3.8%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	1175	1422	1171	-0.3%	-17.7%
Average Price of New Houses Sold	\$416,615	\$428,763	\$445,123	6.8%	3.8%
Average Days on Market of New Houses Sold	130	128	129	-0.7%	1.3%
Number of Houses Listed	1,045	1,127	1,701	62.8%	50.9%
Average List Price of Houses Listed	\$606,608	\$563,402	\$593,887	-2.1%	5.4%

# Benton County Houses Sold



# Benton County

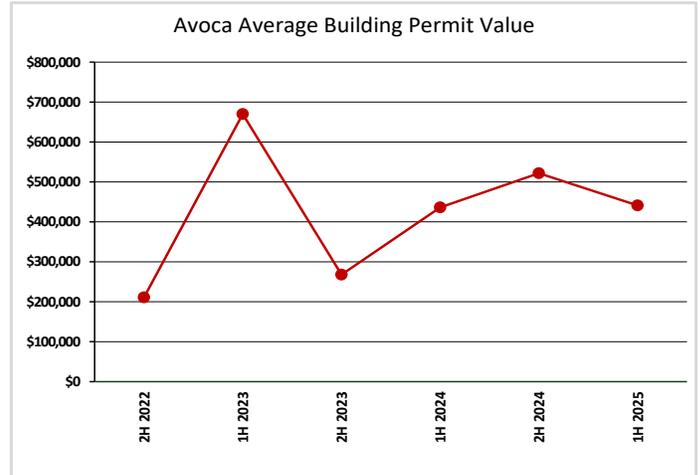
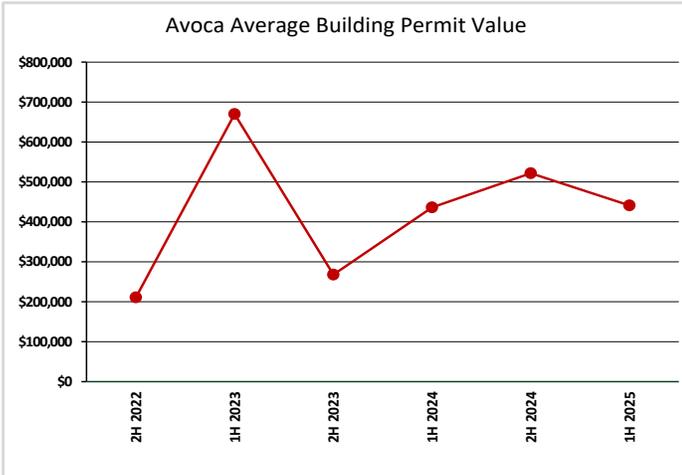
## Sold by City and Characteristics



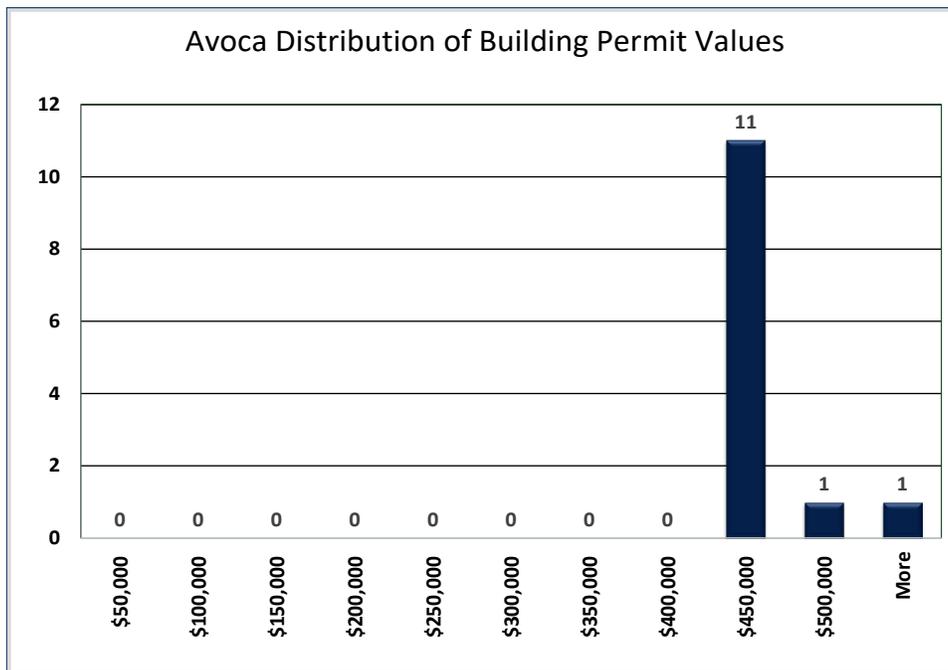
The table below shows the average price, days on market, number of houses sold and average price per square foot for sales in Benton County.

Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$514,000	\$234.70	108	1	0.0%
Bella Vista	\$402,459	\$210.98	79	672	18.9%
Bentonville	\$651,112	\$273.63	83	397	18.1%
Cave Springs	\$766,219	\$253.33	60	48	2.6%
Centerton	\$468,654	\$216.02	118	356	11.7%
Decatur	\$227,286	\$128.02	109	7	0.1%
Garfield	\$507,500	\$276.85	91	4	0.1%
Gateway	\$324,900	\$188.46	163	1	0.0%
Gentry	\$270,817	\$169.82	104	56	1.1%
Gravette	\$376,893	\$192.74	87	28	0.7%
Highfill	\$314,480	\$187.55	96	123	2.7%
Little Flock	\$990,781	\$272.93	145	13	0.9%
Lowell	\$427,386	\$215.84	96	155	4.6%
Pea Ridge	\$380,326	\$201.40	140	247	6.6%
Rogers	\$556,233	\$227.68	83	412	16.0%
Siloam Springs	\$283,767	\$169.92	125	223	4.4%
Sulphur Springs	\$152,000	\$109.75	155	4	0.0%
No City BC	\$566,791	\$231.09	108	288	11.4%
<b>Benton County</b>	<b>\$471,427</b>	<b>\$219.21</b>	<b>98</b>	<b>3,035</b>	<b>100.0%</b>

# Avoca Building Permits



Avoca	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	6	13	13	116.7%	0.0%
Average Value of Residential Building Permits	\$436,167	\$521,622	\$441,254	1.2%	-15.4%



# Avoca

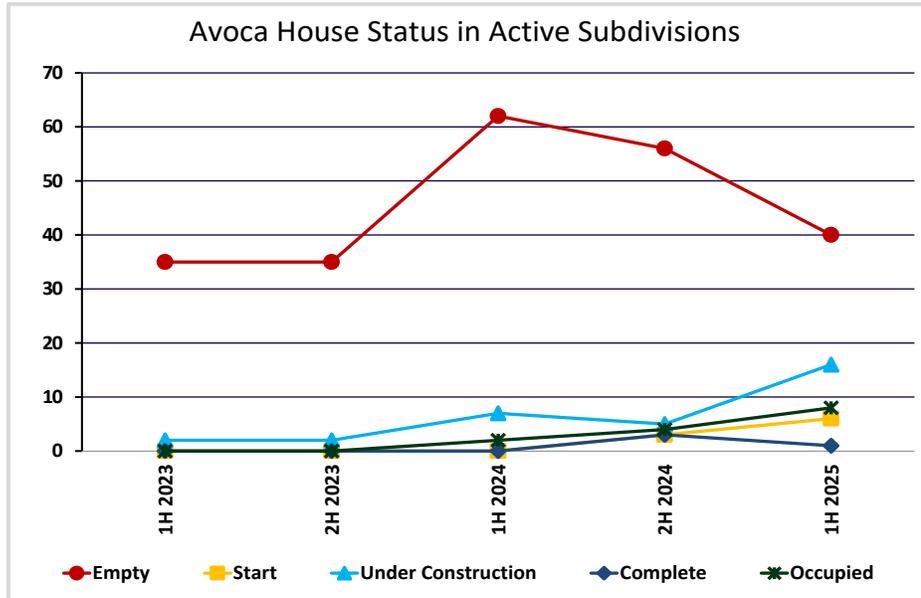
## Active Subdivisions

There were 71 total lots in 3 active subdivisions in Avoca in the first half of 2025. 11.3 percent of the lots were occupied, 1.4 percent were complete but unoccupied, 22.5 were under construction, 8.5 percent were starts, and 56.3 percent were empty lots.

The subdivisions with the most houses under construction in Avoca during the first half of 2025 were Tall Tree, Phase II with 11. Hidden Forest, Phase I followed with 3 houses under construction

Tall Tree, Phase I had the most houses becoming occupied in Avoca with 3 houses. One additional house in Tall Tree, Phase II became occupied in the first half of 2025.

New construction or progress in existing construction has occurred in the last year in the 3 active subdivisions in Avoca.



4 new houses in Avoca became occupied in the first half of 2025. The annual absorption rate implies that there are 126.0 months of remaining inventory in 3 active subdivisions, down from 201.0 percent in the second half of 2024.

Absorption occurred in all of the active subdivision in Avoca in the last year. The percentage of houses occupied by owners decreased in Avoca from 77.8 percent in 2012 to 65.6 percent in the first half of 2025.

Additionally, 45 new lots in 2 subdivisions received either preliminary or final approval by first half of 2025.

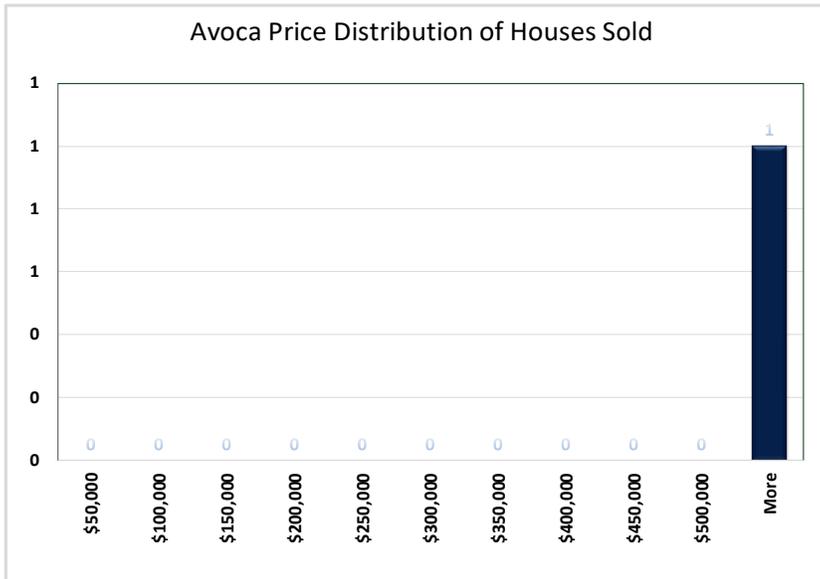
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hidden Forest, Phase I	32	0	3	0	2	37	0	--
Tall Tree, Phase I	1	1	2	1	4	9	3	15
Tall Tree, Phase II	7	5	11	0	2	25	1	138
<b>Avoca Active Subdivisions</b>	<b>40</b>	<b>6</b>	<b>16</b>	<b>1</b>	<b>8</b>	<b>71</b>	<b>4</b>	<b>126.0</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Hidden Forest, Phase II	2H 2024		30	30
Tall Trees, Phase III	1H 2025	15		15
<b>Avoca New and Preliminary</b>		<b>15</b>	<b>30</b>	<b>45</b>

## Price Distribution of Houses Sold



1 house was sold in Avoca in the first half of 2025.

The average price of a house was \$514,000 at \$234.70 per square foot.

The median cost of a house was \$514,000.

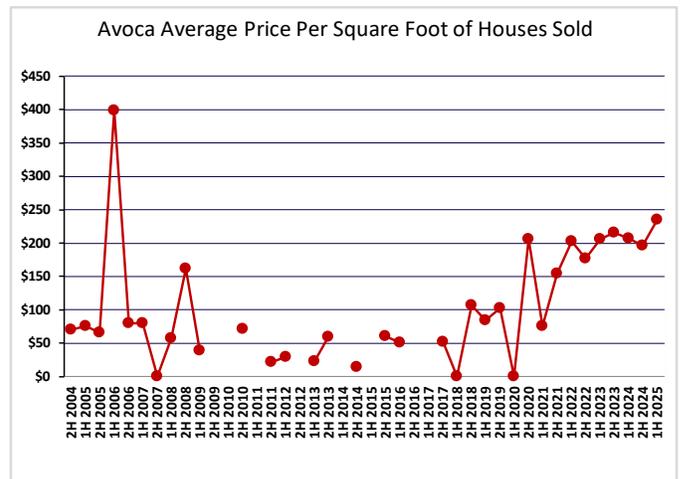
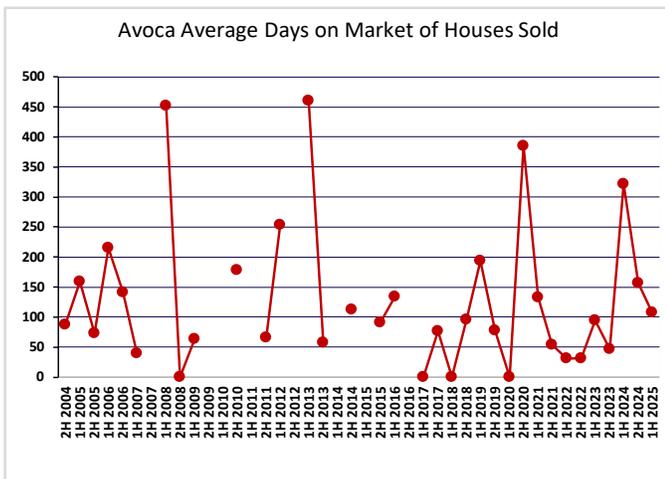
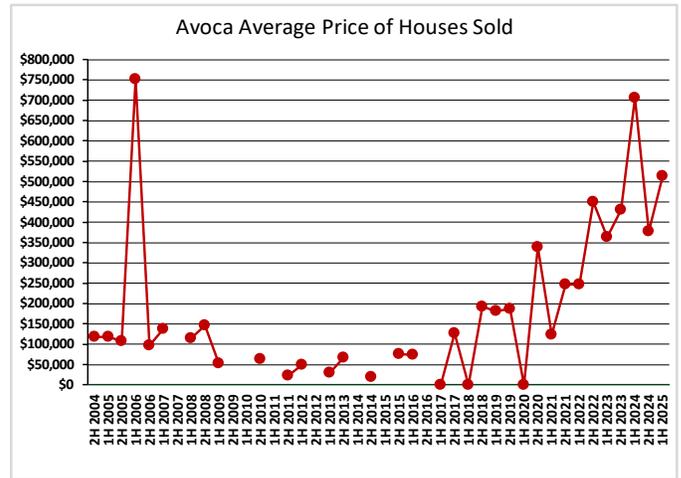
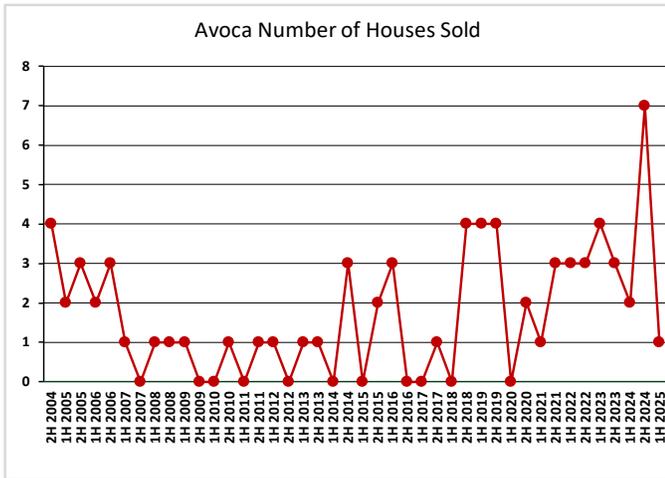
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	0.3%	2,190	108	101.0%
<b>Avoca Houses Sold</b>	<b>1</b>	<b>0%</b>	<b>2,190</b>	<b>108</b>	<b>101.0%</b>

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Tall Tree	1	100.0%	2,190	108	\$514,000	\$234.70
<b>Avoca Sold Houses</b>	<b>1</b>	<b>100.0%</b>	<b>2,190</b>	<b>108</b>	<b>\$514,000</b>	<b>\$234.70</b>

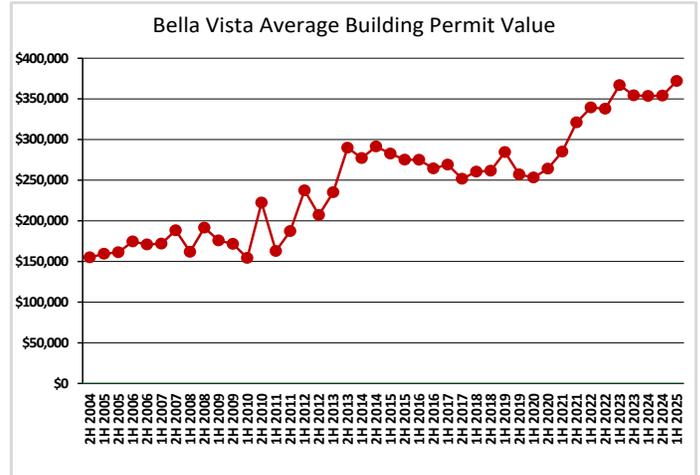
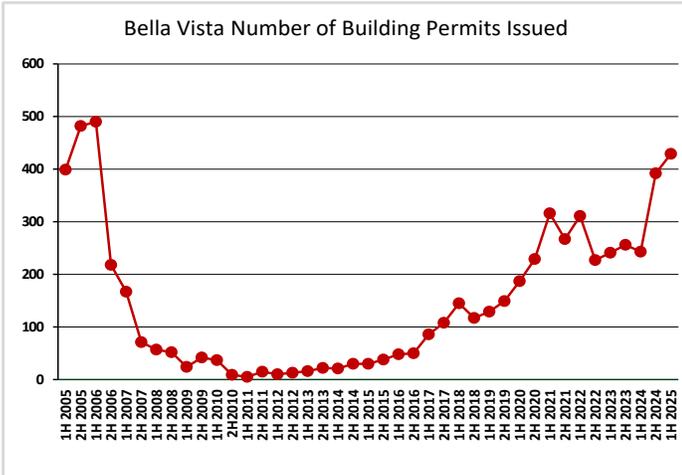
# Avoca

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 2H 2024	% change from 1H 2024
Number of Houses Sold	2	7	1	-50.0%	-85.7%
Average Price of Houses Sold	\$704,995	\$377,557	\$514,000	-27.1%	36.1%
Average Days on Market	322	156	108	-66.5%	-30.9%
Average Price per Square Foot	\$206.64	\$196.34	\$234.70	13.6%	19.5%
Percentage of County Sales	0.1%	0.2%	0.0%	-68.0%	-79.8%
Number of New Houses Sold	2	3	1	-50.0%	-66.7%
Average Price of New Houses Sold	\$704,995	\$554,633	\$514,000	-27.1%	-7.3%
Average Days on Market of New Houses Sold	322	218	108	-66.5%	-50.5%
Number of Houses Listed	4	2	3	-25.0%	50.0%
Average List Price of Houses Listed	\$634,725	\$712,450	\$628,000	-1.1%	-11.9%

# Bella Vista Building Permits

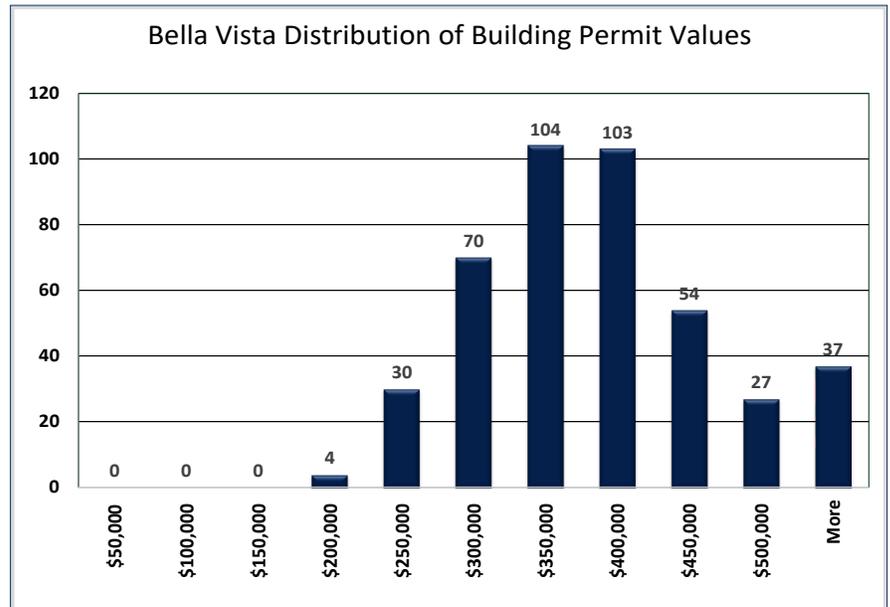


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

There are currently 38,515 total lots in Bella Vista. However, additional land can be turned into lots bringing the total to around 46,000 lots. There are about 13,300 residential structures in Bella Vista.

Out of the remaining lots, approximately 9,000 to 13,000 could be considered ready for immediate construction, after acquisition from current owners.

This was an increased estimate from the previous 5,000 to 7,000 due to continued growth of the sewer system and growing demand for housing in Bella Vista by larger sized families.



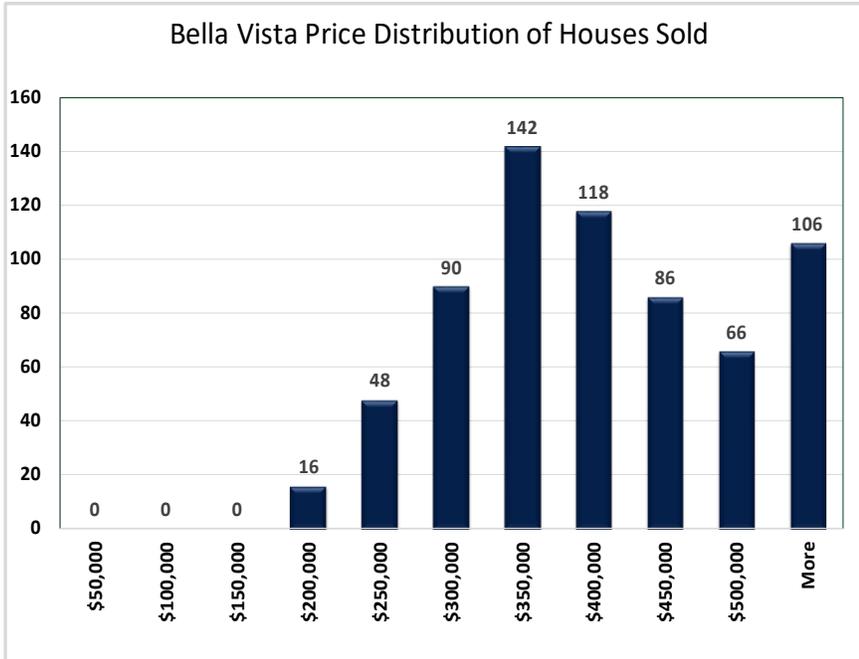
There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Additionally, 60 new lots in 3 subdivisions received either preliminary or final approval by June 30, 2025.

Bella Vista	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	243	392	429	76.5%	9.4%
Average Value of Residential Building Permits	\$353,560	\$353,894	\$371,926	5.2%	5.1%

# Bella Vista

## Price Distribution of Houses Sold



672 houses were sold in Bella Vista in the first half of 2025.

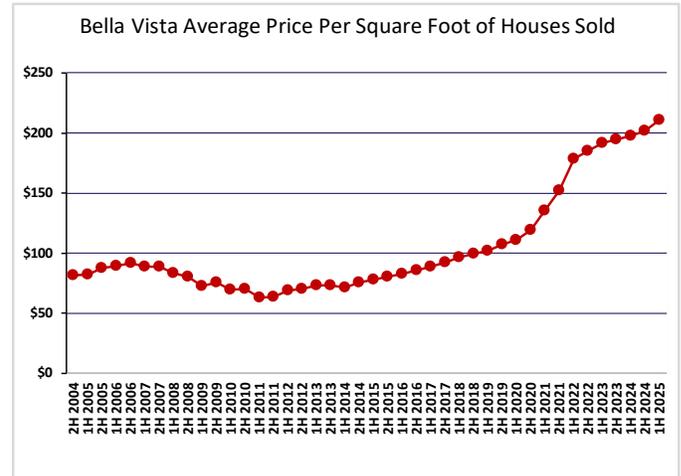
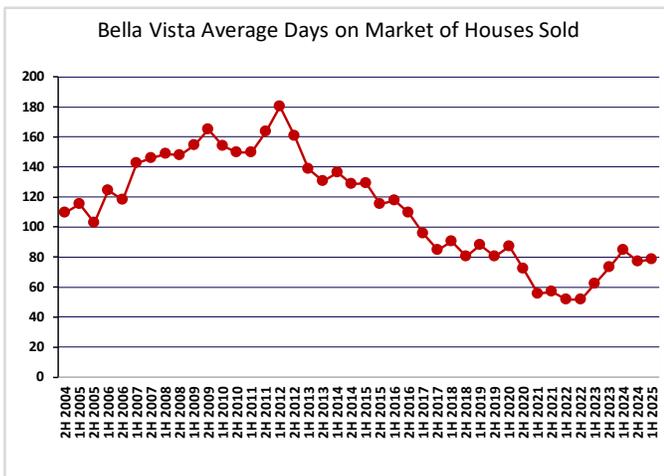
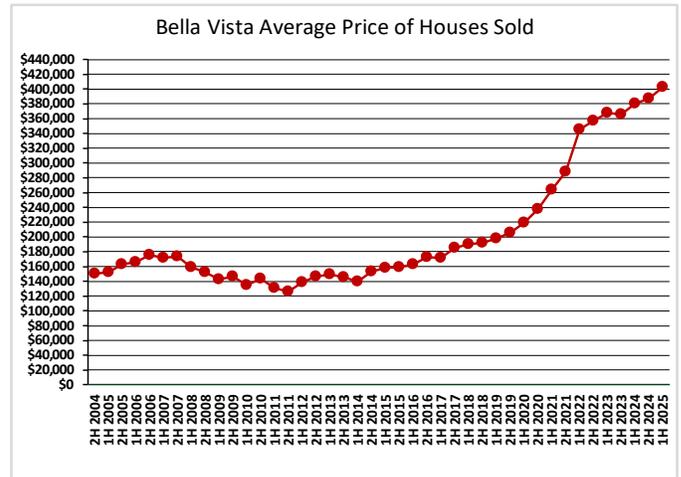
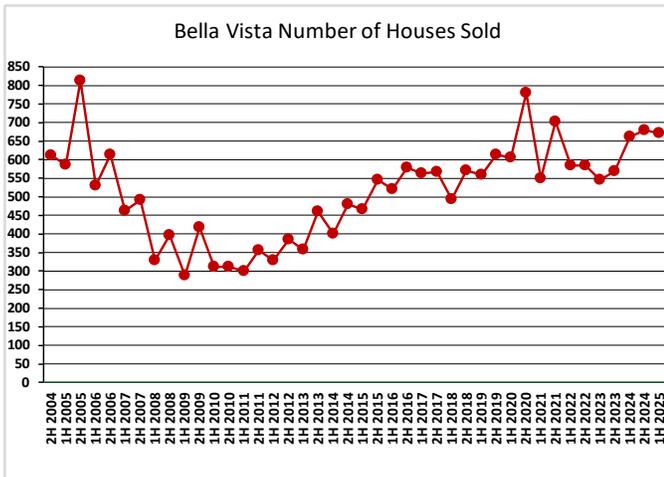
The average price of a house was \$402,459 at \$210.98 per square foot.

The median cost of a house was \$369,925.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	16	2.4%	1,240	68	96.0%
\$200,001 - \$250,000	48	7.1%	1,307	53	97.3%
\$250,001 - \$300,000	90	13.4%	1,416	71	98.4%
\$300,001 - \$350,000	142	21.1%	1,629	81	98.7%
\$350,001 - \$400,000	118	17.6%	1,800	76	99.3%
\$400,001 - \$450,000	86	12.8%	2,107	88	98.9%
\$450,001 - \$500,000	66	9.8%	2,170	77	99.8%
\$500,001+	106	15.8%	2,907	90	99.0%
<b>Total</b>	<b>672</b>	<b>100%</b>	<b>1,914</b>	<b>79</b>	<b>98.8%</b>

# Bella Vista

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 2H 2024	% change from 1H 2024
Number of Houses Sold	662	679	672	1.5%	-1.0%
Average Price of Houses Sold	\$380,131	\$387,051	\$402,459	5.9%	4.0%
Average Days on Market	85	77	79	-7.0%	2.3%
Average Price per Square Foot	\$197.71	\$201.59	\$210.98	6.7%	4.7%
Percentage of County Sales	20.0%	17.7%	18.9%	-5.7%	6.8%
Number of New Houses Sold	231	215	226	-2.2%	5.1%
Average Price of New Houses Sold	\$392,242	\$411,579	\$421,948	7.6%	2.5%
Average Days on Market of New Houses Sold	100	86	92	-8.3%	6.7%
Number of Houses Listed	217	191	275	26.7%	44.0%
Average List Price of Houses Listed	\$460,618	\$438,862	\$494,989	7.5%	12.8%

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Aberdeen	1	0.1%	2,826	25	\$640,000	\$226.47
Adrwell	1	0.1%	1,212	0	\$288,458	\$238.00
Aldsworth	2	0.3%	1,393	37	\$279,000	\$199.46
Allendale	4	0.6%	2,702	94	\$483,250	\$183.64
Annsborough	2	0.3%	2,053	49	\$452,950	\$219.89
Ardwell	6	0.9%	1,582	87	\$336,708	\$218.49
Argyll	5	0.7%	1,726	76	\$368,226	\$212.45
Auckland	3	0.4%	1,528	71	\$291,333	\$190.62
Avondale	13	1.9%	1,562	71	\$275,204	\$185.02
Ayr	4	0.6%	1,746	76	\$368,400	\$213.13
Banff	2	0.3%	1,546	50	\$383,650	\$248.74
Basildon	4	0.6%	1,808	74	\$339,365	\$188.00
Basildon Courts	3	0.4%	1,317	45	\$246,420	\$189.72
Bedford	2	0.3%	2,242	27	\$542,500	\$232.22
Belgravia	2	0.3%	1,840	47	\$430,000	\$235.05
Bennington	3	0.4%	1,830	77	\$459,667	\$247.28
Berksdale	2	0.3%	1,427	39	\$303,500	\$213.50
Berkshire	1	0.1%	2,381	96	\$510,000	\$214.20
Birsay	4	0.6%	1,513	68	\$337,425	\$226.53
Blenheim	2	0.3%	2,726	57	\$447,500	\$170.52
Boreland	1	0.1%	1,428	145	\$275,000	\$192.58
Boswell	1	0.1%	2,040	84	\$430,000	\$210.78
Branchwood	3	0.4%	2,640	46	\$506,133	\$193.23
Brecknock	4	0.6%	2,247	123	\$470,540	\$210.60
Brigadoon	4	0.6%	2,229	93	\$529,600	\$233.84
Bristol	1	0.1%	1,964	32	\$575,000	\$292.77
Brittany	2	0.3%	2,092	124	\$473,500	\$225.67
Brittany Courts	3	0.4%	1,229	70	\$249,833	\$204.96
Brompton	2	0.3%	2,702	110	\$548,000	\$210.76
Brompton Courts	1	0.1%	1,440	42	\$289,000	\$200.69
Brunswick	1	0.1%	1,381	72	\$349,000	\$252.72
Buckingham	6	0.9%	1,793	59	\$386,650	\$216.55
Buckland	3	0.4%	1,578	80	\$316,317	\$200.60
Burghead	1	0.1%	1,676	295	\$325,000	\$193.91
Caithness	2	0.3%	1,865	85	\$412,500	\$221.18
Cambridge	2	0.3%	1,603	108	\$349,975	\$217.91

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cannich	1	0.1%	4,313	56	\$800,000	\$185.49
Canterbury Hills	1	0.1%	2,872	38	\$590,000	\$205.43
Cardenden	2	0.3%	3,471	159	\$628,190	\$188.79
Cardigan	3	0.4%	1,740	47	\$418,267	\$241.31
Cargill	5	0.7%	2,902	80	\$885,862	\$288.88
Carlisle	7	1.0%	1,891	68	\$336,000	\$180.23
Carmarthen	3	0.4%	1,566	57	\$426,958	\$272.74
Carrick	3	0.4%	1,805	97	\$407,233	\$225.89
Charing	1	0.1%	2,035	38	\$421,350	\$207.05
Chatburn	2	0.3%	1,788	54	\$404,950	\$225.50
Chelsea	2	0.3%	2,604	37	\$420,000	\$162.96
Cheshire	5	0.7%	1,708	68	\$281,912	\$175.60
Cheviot	5	0.7%	2,059	48	\$443,600	\$218.17
Churchill	3	0.4%	1,737	54	\$347,667	\$194.61
Clackmannan	2	0.3%	1,977	86	\$452,400	\$229.38
Cleveland Hills	1	0.1%	1,500	148	\$329,900	\$219.93
Cornwall	2	0.3%	1,648	43	\$369,950	\$222.42
Coulter	5	0.7%	1,652	68	\$370,981	\$225.14
Country Club Villas	1	0.1%	2,108	123	\$480,000	\$227.70
Coventry	1	0.1%	3,406	34	\$1,371,000	\$402.52
Cresswell	2	0.3%	1,904	31	\$381,000	\$200.21
Cromarty	3	0.4%	2,401	67	\$631,633	\$246.95
Cumberland	3	0.4%	2,382	121	\$420,000	\$180.73
Cunningham	1	0.1%	1,696	80	\$332,000	\$195.75
Dartmoor	1	0.1%	1,550	35	\$320,000	\$206.45
Derby	3	0.4%	1,938	139	\$387,150	\$201.22
Devonshire	1	0.1%	2,122	429	\$429,500	\$202.40
Dickenshire	2	0.3%	2,441	91	\$479,250	\$202.80
Dillow	1	0.1%	1,184	39	\$179,925	\$151.96
Dirleton	3	0.4%	1,617	97	\$371,667	\$231.04
Dogwood Hills	1	0.1%	1,545	45	\$309,000	\$200.00
Dorchester	3	0.4%	2,763	83	\$733,333	\$254.99
Dornoch	5	0.7%	2,928	67	\$712,400	\$246.64
Dorset	2	0.3%	1,508	50	\$333,000	\$221.34
Dover	1	0.1%	1,925	38	\$452,500	\$235.06
Drake Court	6	0.9%	1,555	51	\$231,333	\$155.87

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Dumfries	5	0.7%	1,726	107	\$370,900	\$214.84
Dunbarton	3	0.4%	1,918	77	\$461,633	\$236.44
Dunedin	1	0.1%	1,732	72	\$295,000	\$170.32
Dunvegan	1	0.1%	2,750	470	\$320,000	\$116.36
Duxford	1	0.1%	1,230	201	\$245,000	\$199.19
East Riding	6	0.9%	1,765	108	\$396,133	\$224.44
Eastleigh	8	1.2%	1,473	92	\$341,575	\$234.35
Eddleston	1	0.1%	1,884	67	\$327,500	\$173.83
Elvendon	2	0.3%	1,870	39	\$414,950	\$220.35
Embleton	1	0.1%	1,694	166	\$380,000	\$224.32
Essex	8	1.2%	1,882	95	\$368,706	\$199.66
Ettington	1	0.1%	1,985	106	\$482,026	\$242.83
Evanton	2	0.3%	1,869	79	\$437,450	\$234.13
Fenchurch	6	0.9%	2,485	106	\$396,133	\$167.09
Flint	1	0.1%	2,570	222	\$555,000	\$215.95
Forest Hills	6	0.9%	1,963	53	\$348,667	\$182.98
Glasgow	1	0.1%	1,550	126	\$325,000	\$209.68
Gloucester	2	0.3%	2,037	84	\$437,550	\$206.94
Grampian	2	0.3%	1,567	55	\$289,950	\$186.47
Granshire	1	0.1%	1,905	110	\$310,000	\$162.73
Granton	1	0.1%	1,900	177	\$415,000	\$218.42
Grinstead	5	0.7%	1,772	71	\$349,480	\$200.79
Halladale	3	0.4%	2,059	91	\$393,400	\$206.99
Hampshire	3	0.4%	2,327	110	\$493,267	\$210.59
Hampstead	2	0.3%	1,899	173	\$399,950	\$208.49
Hampton	2	0.3%	1,625	96	\$348,700	\$214.42
Harborough	1	0.1%	1,352	26	\$525,000	\$388.31
Harlow	3	0.4%	2,150	184	\$367,500	\$183.54
Harrington	1	0.1%	2,845	61	\$477,000	\$167.66
Hartlepool	2	0.3%	1,407	47	\$297,500	\$209.09
Headley	3	0.4%	1,548	47	\$343,667	\$221.79
Hebrides	4	0.6%	1,610	84	\$319,475	\$198.01
Hertford	4	0.6%	2,026	84	\$472,629	\$232.04
Highland Park Villas	5	0.7%	1,687	66	\$352,500	\$208.76
Highlands Estates	3	0.4%	3,026	62	\$919,763	\$303.48
Hillswick	2	0.3%	1,253	50	\$287,450	\$233.79

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Hopeman	4	0.6%	2,293	60	\$450,225	\$197.08
Huntingdon	2	0.3%	1,347	27	\$307,950	\$227.41
Ingleborough	1	0.1%	1,585	113	\$399,000	\$251.74
Inverness	2	0.3%	2,690	51	\$712,450	\$254.07
Islay	1	0.1%	1,547	199	\$344,900	\$222.95
Islington	2	0.3%	2,171	66	\$392,500	\$184.04
Jura	4	0.6%	1,509	72	\$337,975	\$229.75
Keighley	3	0.4%	2,157	45	\$419,000	\$199.09
Kelaen	1	0.1%	3,089	55	\$868,000	\$281.00
Kendal	5	0.7%	2,318	81	\$495,760	\$215.86
Kensington	5	0.7%	2,513	125	\$482,900	\$187.75
Kent	4	0.6%	1,628	126	\$354,796	\$217.95
Keswick	3	0.4%	1,956	73	\$450,017	\$229.04
Kildonan	2	0.3%	3,094	67	\$585,000	\$189.87
Kilmuir	8	1.2%	2,380	94	\$450,640	\$193.39
Kingsdale Courts	5	0.7%	1,366	94	\$218,600	\$163.67
Kingswood	3	0.4%	2,062	64	\$364,607	\$181.36
Kinloch	1	0.1%	1,592	73	\$365,896	\$229.83
Kinross	4	0.6%	2,268	149	\$644,500	\$260.47
Kintyre	2	0.3%	1,830	93	\$402,475	\$219.64
Kipling	1	0.1%	2,240	69	\$455,000	\$203.13
Kipling Courts	2	0.3%	2,009	258	\$377,000	\$187.21
Kirkcudbright	5	0.7%	1,689	83	\$352,360	\$208.30
Kirkpatrick	2	0.3%	1,592	74	\$342,400	\$215.19
Kirkwall	2	0.3%	2,053	71	\$455,000	\$221.75
Lakenheath	1	0.1%	1,448	29	\$290,000	\$200.28
Lakeview	2	0.3%	1,795	41	\$371,000	\$205.47
Lambeth	3	0.4%	1,510	38	\$328,333	\$214.56
Lanark	3	0.4%	1,846	123	\$424,800	\$228.10
Lancashire	2	0.3%	1,275	67	\$275,000	\$212.50
Lands End	6	0.9%	1,539	50	\$332,500	\$217.33
Latheron	1	0.1%	1,362	51	\$330,000	\$242.29
Leicester	2	0.3%	1,711	131	\$371,500	\$214.88
Leisure Hills	1	0.1%	3,176	189	\$420,000	\$132.24
Lockhart	1	0.1%	2,325	46	\$515,000	\$221.51
London	3	0.4%	1,839	37	\$479,041	\$245.68

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Lothian	6	0.9%	1,455	147	\$339,650	\$235.77
Lundy	2	0.3%	2,592	27	\$372,500	\$143.09
Macon	2	0.3%	1,887	30	\$475,000	\$252.29
Magrath	7	1.0%	2,336	70	\$503,670	\$218.10
Marionet	2	0.3%	1,825	51	\$399,750	\$217.60
Marisco	1	0.1%	1,796	112	\$429,000	\$238.86
Mayfair	2	0.3%	2,796	81	\$403,000	\$145.19
Melanie Courts	3	0.4%	1,136	32	\$205,000	\$180.35
Merritt	1	0.1%	1,680	65	\$328,000	\$195.24
Metfield	1	0.1%	3,241	171	\$635,000	\$195.93
Metfield Courts	5	0.7%	1,127	45	\$216,080	\$191.81
Monikie	1	0.1%	1,776	76	\$340,000	\$191.44
Monmouth	1	0.1%	2,537	38	\$489,000	\$192.75
Montgomery	1	0.1%	1,248	18	\$290,000	\$232.37
Morganshire	2	0.3%	2,410	62	\$400,000	\$166.55
Morvan	2	0.3%	1,834	62	\$379,000	\$204.44
Nairn	2	0.3%	2,196	65	\$544,000	\$246.96
Nelson	5	0.7%	1,451	43	\$304,558	\$209.33
Newburgh	3	0.4%	2,057	130	\$396,666	\$190.98
Newcastle	1	0.1%	1,623	69	\$308,000	\$189.77
Newquay	3	0.4%	2,122	197	\$531,667	\$240.47
Norfolk	3	0.4%	1,570	15	\$257,583	\$170.38
Northampton	1	0.1%	1,475	21	\$320,000	\$216.95
Norwood	1	0.1%	4,483	36	\$910,000	\$202.99
Norwood Courts	2	0.3%	1,500	63	\$315,000	\$210.36
Nottingham	1	0.1%	1,582	37	\$326,000	\$206.07
Oak Knoll	1	0.1%	1,272	84	\$267,000	\$209.91
Oniell	4	0.6%	2,332	77	\$461,250	\$200.61
Orkney	1	0.1%	2,000	32	\$400,000	\$200.00
Oxford	4	0.6%	1,808	67	\$338,275	\$189.57
Pamona	1	0.1%	1,884	56	\$346,000	\$183.65
Peebles	2	0.3%	1,641	77	\$353,475	\$224.74
Pembroke	4	0.6%	2,214	57	\$404,225	\$201.27
Penrith	3	0.4%	1,505	61	\$329,333	\$222.26
Pentland	1	0.1%	1,585	39	\$349,900	\$220.76

# Bella Vista

## Characteristics of Houses Sold

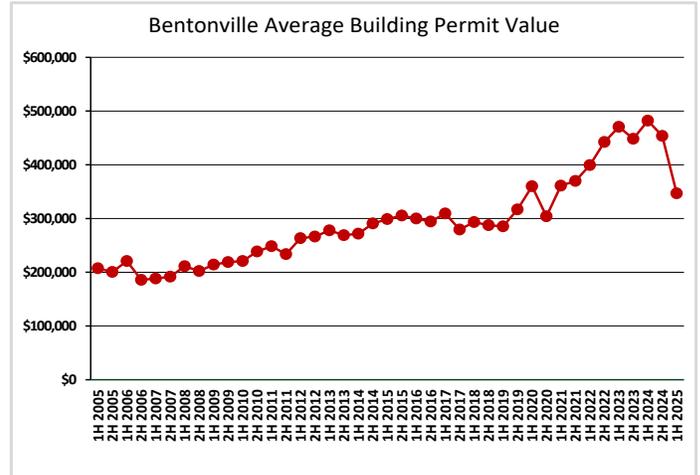
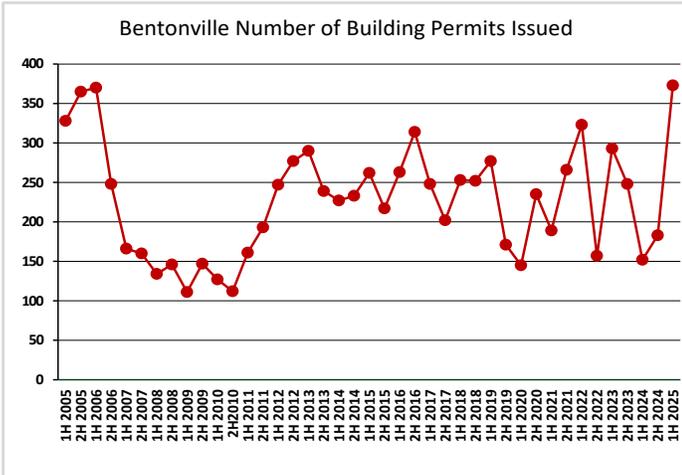
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Perth	2	0.3%	1,898	192	\$404,500	\$214.35
Peterborough	1	0.1%	1,790	19	\$475,000	\$265.36
Pimlico	1	0.1%	2,030	0	\$177,500	\$87.44
Primrose	1	0.1%	1,738	36	\$375,000	\$215.77
Quantock Hills	8	1.2%	2,434	93	\$411,447	\$172.71
Queensborough	3	0.4%	2,412	75	\$674,692	\$266.73
Queensferry	4	0.6%	1,690	76	\$371,225	\$226.71
Radcliffe	4	0.6%	1,790	61	\$381,875	\$212.65
Radnor	5	0.7%	1,601	45	\$294,790	\$191.93
Raleigh Hill	1	0.1%	2,058	31	\$330,000	\$160.35
Rannoch	3	0.4%	2,909	130	\$637,400	\$223.24
Redwick	7	1.0%	2,216	59	\$412,071	\$192.08
Reighton	1	0.1%	1,176	35	\$272,000	\$231.29
Renfrew	4	0.6%	1,893	44	\$398,875	\$214.41
Retford	2	0.3%	2,050	66	\$515,000	\$248.92
Rillington	1	0.1%	1,701	63	\$325,000	\$191.06
Rockingham	1	0.1%	1,750	89	\$374,900	\$214.23
Rosenheath	3	0.4%	1,646	19	\$376,333	\$233.26
Rothbury	3	0.4%	1,824	85	\$359,667	\$197.34
Rountree	1	0.1%	1,547	56	\$339,900	\$219.72
Roxburgh	2	0.3%	1,884	51	\$423,480	\$225.10
Rugby	2	0.3%	1,710	25	\$307,000	\$178.22
Ruthwell	4	0.6%	1,539	91	\$347,150	\$230.26
Rutland	4	0.6%	2,091	56	\$382,500	\$187.27
Sandwick	1	0.1%	1,581	30	\$295,000	\$186.59
Scalloway	1	0.1%	2,033	42	\$538,800	\$265.03
Scarborough	7	1.0%	1,596	66	\$316,357	\$201.74
Sculthorpe	1	0.1%	1,900	76	\$435,000	\$228.95
Selkirk	1	0.1%	2,119	42	\$470,000	\$221.80
Shakespeare Courts	1	0.1%	1,256	36	\$242,000	\$192.68
Sherlock	2	0.3%	2,011	46	\$385,500	\$192.85
Sherwood	7	1.0%	1,764	61	\$355,929	\$197.57
Shetland	3	0.4%	1,710	53	\$345,333	\$203.02
Shropshire	3	0.4%	2,419	177	\$473,750	\$198.20
Sidlaw Hills	2	0.3%	1,846	88	\$418,975	\$226.41
Somerset	3	0.4%	1,926	108	\$351,333	\$189.33

# Bella Vista

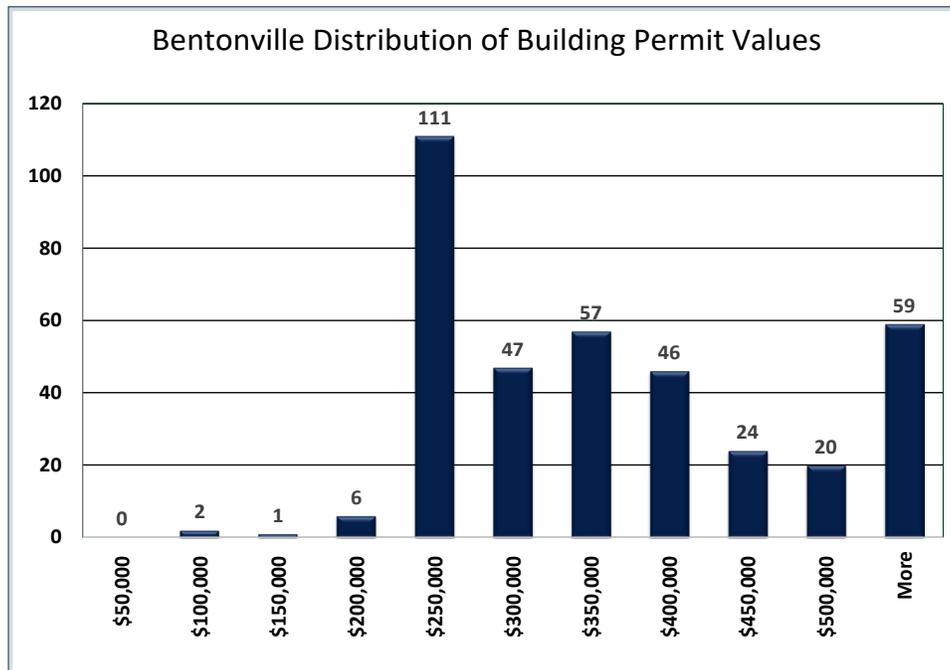
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Stafford	1	0.1%	2,718	378	\$635,000	\$233.63
Stirling	3	0.4%	1,578	60	\$355,300	\$224.80
Stockton	4	0.6%	1,963	65	\$434,600	\$218.71
Stoneykirk	5	0.7%	1,662	104	\$392,970	\$234.58
Strathdon	1	0.1%	2,034	114	\$442,000	\$217.31
Stronsay	5	0.7%	2,074	96	\$436,399	\$210.67
Suffolk	3	0.4%	1,526	88	\$309,000	\$201.70
Sullivan	1	0.1%	1,917	59	\$371,500	\$193.79
Sunderland	1	0.1%	1,951	30	\$320,000	\$164.02
Sussex	1	0.1%	1,168	67	\$180,000	\$154.11
Taransay	4	0.6%	1,557	39	\$360,375	\$234.76
Tiree	1	0.1%	2,060	55	\$467,000	\$226.70
Tiverton	1	0.1%	2,324	56	\$436,500	\$187.82
Trail Ridge	2	0.3%	2,512	107	\$709,000	\$282.46
Warwick	2	0.3%	2,494	41	\$420,050	\$177.97
Waterbury	2	0.3%	2,505	33	\$559,500	\$221.41
Wellington	1	0.1%	2,100	29	\$490,000	\$233.33
Wembly	3	0.4%	1,744	108	\$448,333	\$248.19
Wendron	2	0.3%	2,448	71	\$545,750	\$225.79
Wentworth	1	0.1%	1,800	34	\$341,000	\$189.44
Westbrook	5	0.7%	1,623	75	\$390,660	\$244.32
Westminster	4	0.6%	1,255	40	\$306,975	\$245.31
Westmorland	2	0.3%	2,137	46	\$523,900	\$246.13
Westport	1	0.1%	1,580	130	\$344,950	\$218.32
Weymouth	1	0.1%	1,732	139	\$382,500	\$220.84
Whithorn	1	0.1%	2,150	65	\$500,000	\$232.56
Wight	3	0.4%	1,628	157	\$344,667	\$208.43
Wigtown	5	0.7%	1,725	86	\$397,560	\$239.32
Wiltshire	2	0.3%	1,882	67	\$359,975	\$188.95
Wimbledon	4	0.6%	2,147	71	\$297,500	\$143.79
Windsor	2	0.3%	2,674	48	\$557,500	\$225.75
Worcester	6	0.9%	1,262	81	\$228,233	\$181.30
York	12	1.8%	1,911	68	\$445,367	\$227.42
<b>Houses Sold</b>	<b>672</b>	<b>100.0%</b>	<b>1,914</b>	<b>79</b>	<b>\$402,459</b>	<b>\$210.98</b>

# Bentonville Building Permits



Bentonville Building Permits	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	152	183	373	145.4%	103.8%
Average Value of Residential Building Permits	\$482,180	\$453,589	\$346,801	-28.1%	-23.5%



# Bentonville

## Active Subdivisions

There were 3,155 total lots in 42 active subdivisions in Bentonville in the first half of 2025. 71.6 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 6.6 were under construction, 1.3 percent were starts, and 19.0 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the first half of 2025 were Osage Hills, Phase III with 35. Walnut Grove, Phase II followed with 28,

Walnut Grove, Phase I had the most houses becoming occupied in Bentonville with 27 houses. An additional 22 houses in Poigai Estates, Phase II became occupied in the first half of 2025.

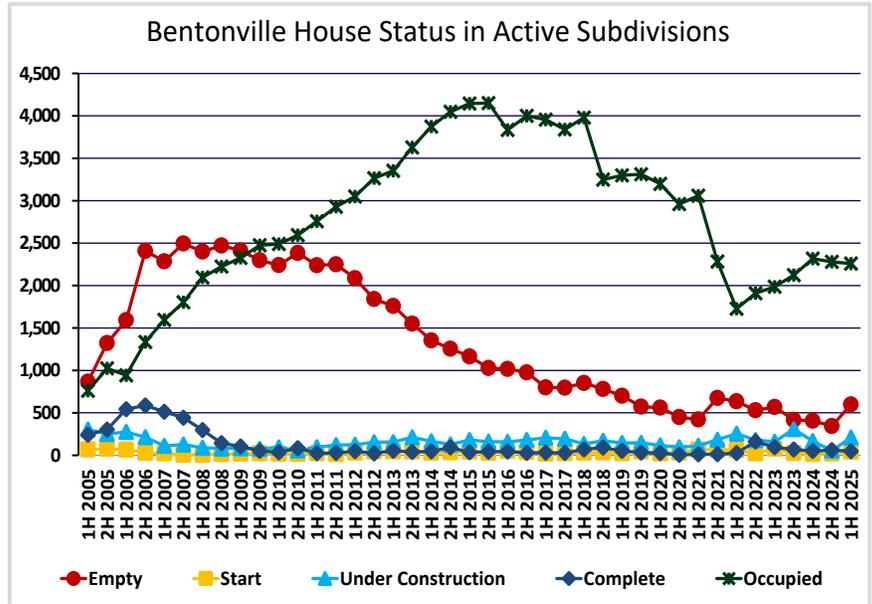
No new construction or progress in existing construction has occurred in the last year in 14 of the 42 active subdivisions in Bentonville.

93 new houses in Bentonville became occupied in the first half of 2025. The annual absorption rate implies that there are 33.8 months of remaining inventory in 42 active subdivisions, up from 9.4 percent in the second half of 2024.

In 12 of the active subdivisions in Bentonville, no absorption occurred in the first half of 2025.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 55.6 percent in the first half of 2025.

Additionally, 1,625 new lots in 23 subdivisions received either preliminary or final approval by first half of 2025.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Applejack II Townhomes	1H 2025	42		42
Brier Hill, Phase II	1H 2022	54		54
Brier Hill, Phase III	1H 2022	86		86
Cosmas Heights	2H 2023	30		30
Crystal Street	2H 2023	5		5
Ginn Road	2H 2023	172		172
Harmony Hills	1H 2025	14		14
Legacy at Featherston	1H 2023	63		63
Maddison Heights	1H 2024	86		86
Mckissic Springs West	2H 2023	277		277
Morning Star	1H 2024	144		144
Opal Park, Phase I	1H 2025		103	103
Opal Park, Phase II	1H 2025	96		96
Osage Hills, Phase IV	1H 2022	99		99
Providence Village, Phase IV	1H 2024	30		30
Rainbow Junction Phase II	1H 2025	5		5
Reid	1H 2024	12		12
Rolling Acres, Phase IV	1H 2020	20		20
RV PS	1H 2024	91		91
Sage Valley	2H 2020	14		14
Vivian Farms, Phase I	2H 2023	60		60
Walnut Grove Phase III	1H 2025	77		77
Woodlands Crossing, Phase II	2H 2024		45	45
<b>New and Preliminary</b>		<b>1,477</b>	<b>148</b>	<b>1,625</b>

# Bentonville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek	0	0	1	1	28	30	0	
Angel Falls North	0	0	0	0	43	43	1	
Aurora, Phase I	20	2	10	2	183	217	11	8.0
Aurora, Phase II	9	0	2	0	17	28	2	12.0
Aurora, Phase III	49	3	10	1	13	76	10	11.7
Autumn Hills	20	1	1	0	28	50	1	15.6
Bluff, The <sup>1</sup>	8	0	0	0	13	21	0	296.0
Briarwood <sup>1,2</sup>	2	0	0	0	27	29	0	32.0
Brier Hill, Phase I	47	3	26	0	0	76	0	96.0
Chardonay <sup>1</sup>	3	0	0	0	47	50	0	--
Clarendon Heights	0	0	0	1	71	72	0	36.0
Creekstone, Phase II <sup>1,2</sup>	3	0	0	0	29	32	0	0.6
Creekstone, Phase III <sup>2</sup>	17	0	0	0	8	25	0	--
Eau Claire <sup>1,2</sup>	6	0	0	0	22	28	0	204.0
Edgar Estates	0	0	1	0	93	94	0	--
Grammercy Park, Phase I	38	2	0	1	75	116	1	12.0
Glen Arbor	4	0	8	1	104	117	0	84.0
Hope Hill	116	6	24	0	0	146	0	3.8
Mountainbrook	8	0	0	0	150	158	0	0.6
McKissic Springs	15	1	11	2	1	30	1	--
Nelagoney Glen <sup>2</sup>	3	0	3	0	0	6	0	--
North Fork <sup>1,2</sup>	7	0	0	0	85	92	0	0.0
Oakbrooke, Phase II <sup>1,2</sup>	3	0	0	0	28	31	0	--
Oaklawn Hills <sup>1,2</sup>	1	0	0	0	63	64	0	--
Osage Hills, Phase I	1	0	0	4	140	145	4	4.9
Osage Hills, Phase III	84	5	35	17	4	145	4	5.8
Poigai Estates, Phase II	0	0	0	2	72	74	22	3.0
Poigai Estates, Phase III	13	10	14	0	0	37	0	2.4
Poigai Estates, Phase IV	4	0	12	0	0	16	0	60.0
Poigai Estates, Phase V	0	0	4	0	0	4	0	--
Providence Village, Phase III	5	0	0	0	66	71	1	16.0
Stone Meadow <sup>2</sup>	5	0	0	0	243	248	0	17.3
Stone Ridge Estates <sup>1,2</sup>	17	0	0	0	56	73	0	8.0
Trail Ridge <sup>1</sup>	6	2	0	0	6	14	0	--
Walnut Grove, Phase I	2	0	5	12	59	78	27	
Walnut Grove, Phase II	45	3	28	0	0	76	0	
White Oak Trails, Phase II <sup>2</sup>	2	0	0	0	51	53	0	
Will Moore, Phase III <sup>1</sup>	20	0	8	0	0	28	0	3.0

# Bentonville

## Active Subdivisions

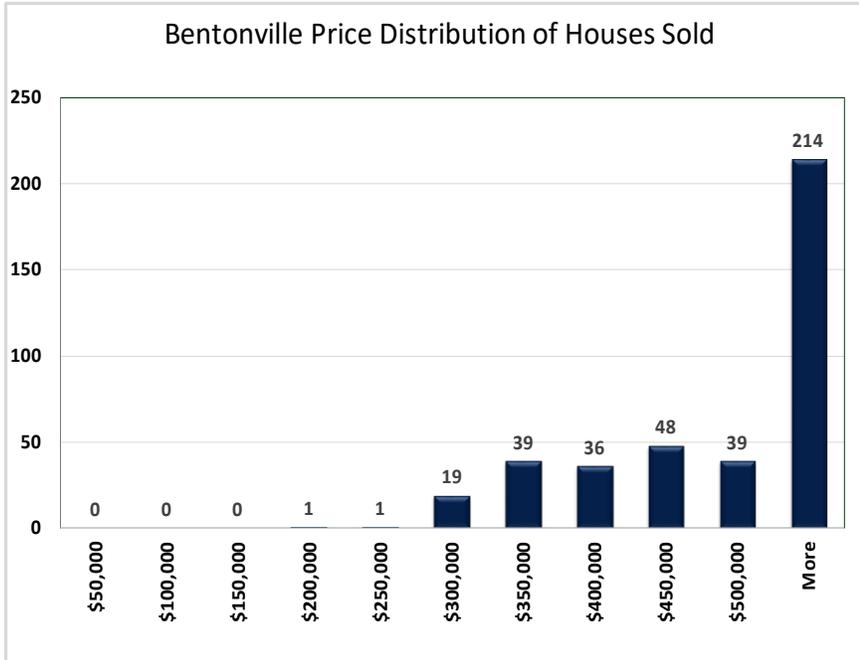
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Willowbrook Farms, Phase II	2	0	1	0	236	239	1	--
Windemere Woods, Phase I <sup>1,2</sup>	10	0	0	0	67	77	0	20.0
Woodlands Crossing, Phase I	1	4	5	3	59	72	7	--
Woods Creek South, Phase II <sup>1,2</sup>	2	0	0	0	72	74	0	--
<b>Bentonville Active Subdivisions</b>	<b>598</b>	<b>42</b>	<b>209</b>	<b>47</b>	<b>2,259</b>	<b>3,155</b>	<b>93</b>	<b>33.8</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Bentonville

## Price Distribution of Houses Sold



397 houses were sold in Bentonville in the first half of 2025.

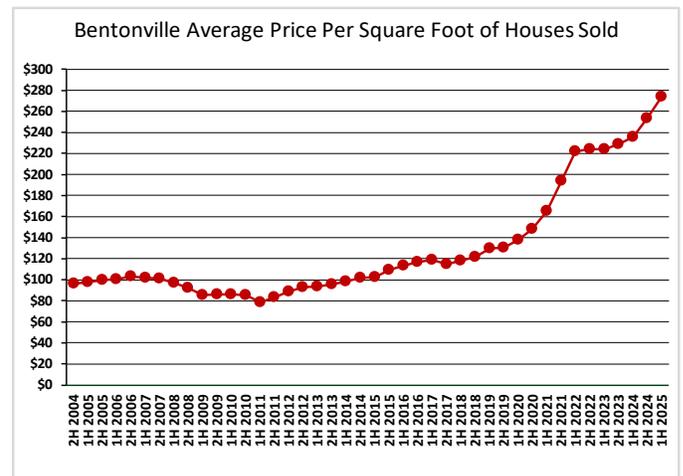
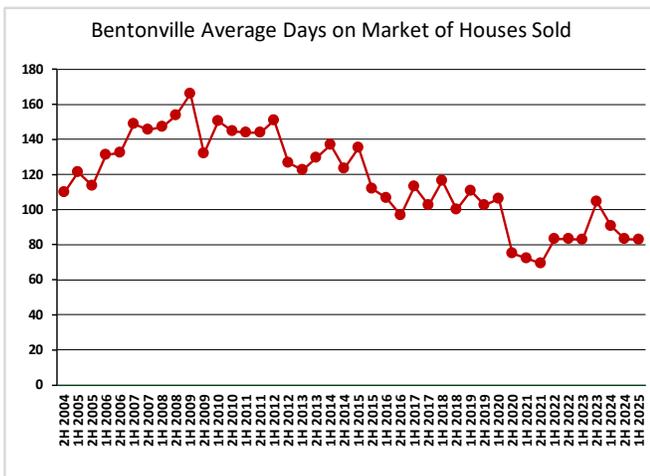
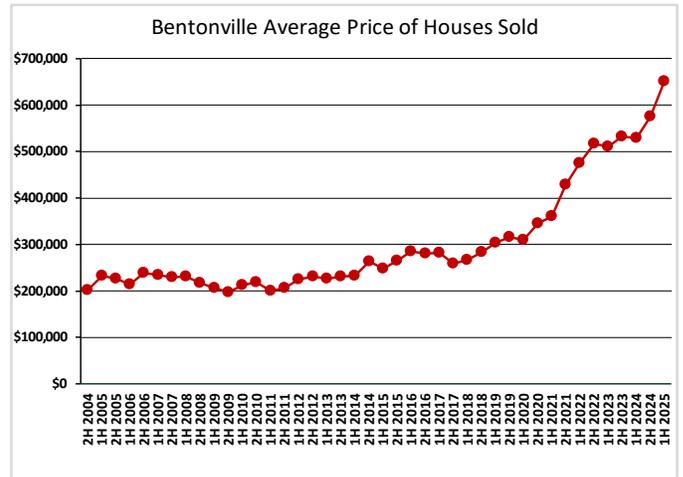
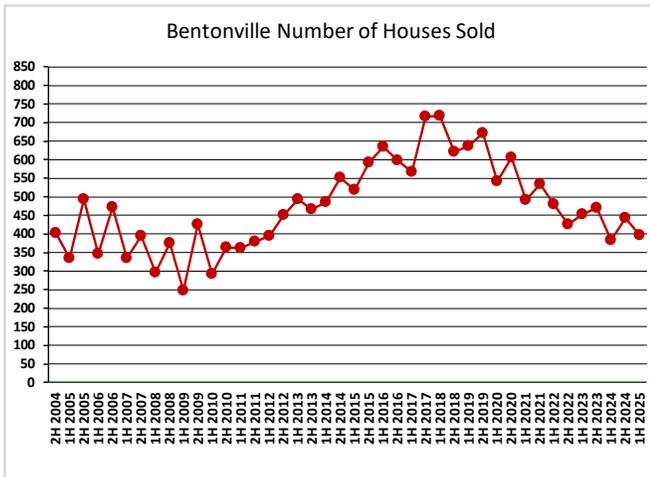
The average price of a house was \$651,112 at \$273.63 per square foot.

The median cost of a house was \$525,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	0.3%	869	109	100.0%
\$200,001 - \$250,000	1	0.3%	1,155	34	84.0%
\$250,001 - \$300,000	19	4.8%	1,298	61	96.5%
\$300,001 - \$350,000	39	9.8%	1,496	58	99.6%
\$350,001 - \$400,000	36	9.1%	1,761	96	98.1%
\$400,001 - \$450,000	48	12.1%	2,020	110	98.8%
\$450,001 - \$500,000	39	9.8%	1,945	55	98.3%
\$500,001+	214	53.9%	2,866	86	98.0%
<b>Bentonville Houses Sold</b>	<b>397</b>	<b>100%</b>	<b>2,354</b>	<b>83</b>	<b>98.2%</b>

# Bentonville

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	383	443	397	3.7%	-10.4%
Average Price of Houses Sold	\$528,250	\$574,854	\$651,112	23.3%	13.3%
Average Days on Market	91	83	83	-8.7%	-0.7%
Average Price per Square Foot	\$235.52	\$253.11	\$273.63	16.2%	8.1%
Percentage of County Sales	16.1%	17.1%	18.1%	12.1%	5.4%
Number of New Houses Sold	132	141	103	-22.0%	-27.0%
Average Price of New Houses Sold	\$526,556	\$573,576	\$653,491	24.1%	13.9%
Average Days on Market of New Houses Sold	144	123	116	-19.8%	-6.4%
Number of Houses Listed	148	162	283	91.2%	74.7%
Average List Price of Houses Listed	883,505	885,727	748,331	-15.3%	-15.5%

# Bentonville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
A & A	2	0.5%	2,713	77	\$1,225,000	\$486.65
AJ	2	0.5%	2,829	61	\$868,500	\$307.97
Allencroft	2	0.5%	2,427	78	\$593,500	\$244.53
Amber Ridge At Woods Creek	2	0.5%	3,954	122	\$1,000,000	\$255.13
Angel Falls	4	1.0%	3,763	111	\$1,060,875	\$283.75
Apple Ridge	1	0.3%	1,664	108	\$427,500	\$256.91
Arbor Lane	1	0.3%	1,400	45	\$340,000	\$242.86
Aurora	26	6.5%	2,963	113	\$811,037	\$272.16
Autumn Wood	1	0.3%	1,144	43	\$490,000	\$428.32
B & W Heights	1	0.3%	1,446	120	\$500,000	\$345.78
Banks	2	0.5%	1,392	52	\$511,450	\$367.52
Bentonville Heights	1	0.3%	1,900	68	\$705,000	\$371.05
Bland Valley Estates	2	0.5%	1,861	55	\$522,500	\$280.90
Blueberry Heights	2	0.5%	2,564	60	\$528,000	\$205.87
Briar Chase	1	0.3%	1,684	40	\$314,800	\$186.94
Brighton Cottages	3	0.8%	2,163	33	\$539,333	\$249.70
Brighton Heights	2	0.5%	2,329	39	\$530,000	\$227.61
Brightwood	1	0.3%	1,820	50	\$405,000	\$222.53
Carriage Square	2	0.5%	1,504	46	\$316,000	\$210.04
Carriage Way	1	0.3%	1,551	56	\$311,000	\$200.52
Central Park	1	0.3%	3,060	90	\$670,000	\$218.95
Chapel Hill	4	1.0%	4,346	68	\$1,096,250	\$260.88
Chardonnay	1	0.3%	2,919	115	\$680,000	\$232.96
Clarendon Heights	5	1.3%	3,205	47	\$792,080	\$247.46
Clarks	5	1.3%	2,148	113	\$1,054,740	\$536.75
Coffelt	2	0.5%	4,018	268	\$1,865,000	\$466.82
Coler Creek	1	0.3%	2,722	33	\$760,000	\$279.21
College Place	3	0.8%	3,112	93	\$656,667	\$209.95
Cornerstone Ridge	7	1.8%	2,281	38	\$499,061	\$219.37
Courtyard	1	0.3%	2,055	113	\$450,000	\$218.98
Crestview	2	0.5%	1,368	35	\$587,500	\$427.65
Debbies	1	0.3%	1,171	131	\$335,000	\$286.08
Demings	9	2.3%	3,273	115	\$1,606,944	\$511.50
Denali Park	1	0.3%	3,353	88	\$795,000	\$237.10
Dogwood Place	5	1.3%	1,176	134	\$283,980	\$249.67

# Bentonville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Dunn & Davis	3	0.8%	1,397	152	\$548,000	\$393.64
Eagle Creek	2	0.5%	2,057	47	\$390,000	\$189.47
Eagle Crest Estates	1	0.3%	1,361	73	\$316,114	\$232.27
Elington Village	3	0.8%	2,059	80	\$462,475	\$224.73
Estates At Woods Creek, The	1	0.3%	3,731	57	\$1,015,000	\$272.05
Fairfield	3	0.8%	2,346	87	\$1,080,000	\$471.38
Farms, The	1	0.3%	1,827	43	\$410,000	\$224.41
Foxglove	1	0.3%	2,851	35	\$650,000	\$227.99
Gilmores	1	0.3%	2,364	20	\$860,000	\$363.79
Glen Arbor	8	2.0%	2,113	151	\$421,613	\$200.83
Glenbrook	2	0.5%	3,359	11	\$1,105,000	\$323.40
Grace	1	0.3%	1,822	46	\$400,000	\$219.54
Grammercy Park	3	0.8%	3,412	64	\$820,000	\$239.79
Greenridge	3	0.8%	1,652	57	\$528,333	\$323.12
Hanover	1	0.3%	2,346	183	\$595,000	\$253.62
Happy Home	3	0.8%	2,648	124	\$1,033,600	\$420.31
Harbin Pointe	1	0.3%	1,402	32	\$335,000	\$238.94
Hawthorne Heights	1	0.3%	1,668	56	\$529,900	\$317.69
Hazel Park	1	0.3%	1,132	67	\$300,000	\$265.02
Heathrow	2	0.5%	3,485	65	\$825,000	\$236.73
Hidden Springs	3	0.8%	3,744	87	\$888,333	\$237.68
Highpointe	8	2.0%	1,398	38	\$323,363	\$232.66
Hillcrest	2	0.5%	1,580	287	\$465,000	\$297.33
Hope Hill	4	1.0%	1,430	95	\$263,838	\$189.86
Huffman	1	0.3%	3,586	159	\$1,780,000	\$496.37
Jerry Heights	2	0.5%	1,545	23	\$412,500	\$268.48
Kensington	3	0.8%	3,571	59	\$700,000	\$195.56
Kerelaw Castle	1	0.3%	2,511	67	\$420,000	\$167.26
Kingsbury	3	0.8%	3,918	63	\$1,146,667	\$290.80
Kristyl Heights	8	2.0%	1,421	34	\$315,813	\$221.13
Lewis	1	0.3%	1,516	70	\$1,350,000	\$890.50
Lexington	1	0.3%	3,701	41	\$900,000	\$243.18
Lincoln & Rice	1	0.3%	912	126	\$615,000	\$674.34
Lochmoor Club	8	2.0%	3,142	41	\$800,088	\$253.66
McAndrew & Jackson	1	0.3%	3,110	38	\$1,030,000	\$331.19

# Bentonville

## Characteristics of Houses Sold

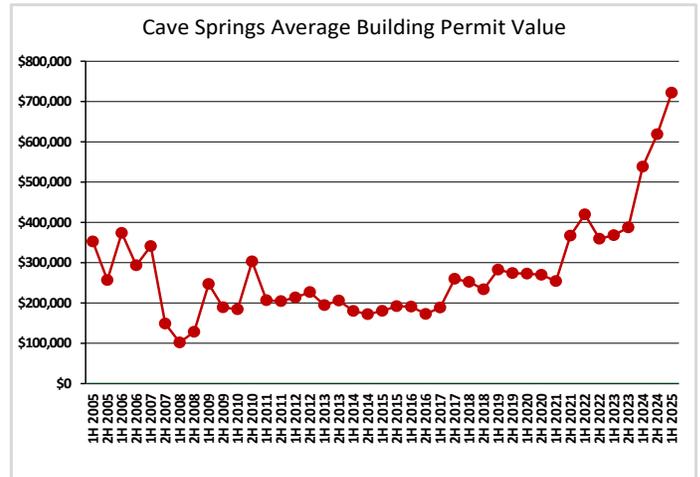
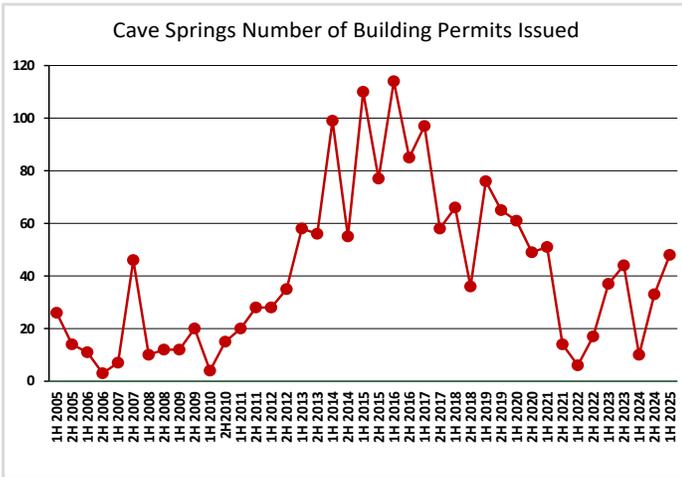
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
McClain Ridge At Woods Creek	1	0.3%	2,395	46	\$500,000	\$208.77
McKissic Springs	1	0.3%	2,045	1	\$466,028	\$227.89
North Fork	2	0.5%	2,789	45	\$572,500	\$205.29
Northaven Hills	3	0.8%	1,915	52	\$453,333	\$239.44
Oak One	3	0.8%	2,316	72	\$1,254,149	\$541.16
Oaklawn Hills	4	1.0%	2,691	72	\$715,250	\$266.60
Orchard	4	1.0%	3,671	102	\$2,063,750	\$551.79
Orchards, The	3	0.8%	2,124	51	\$488,333	\$229.06
Osage Hills	17	4.3%	1,747	103	\$369,837	\$211.59
Oxford Ridge	2	0.5%	2,922	27	\$679,500	\$232.58
Park	2	0.5%	1,827	115	\$415,500	\$227.36
Parkcrest	1	0.3%	935	35	\$310,000	\$331.55
Parkview Village	1	0.3%	1,048	32	\$286,000	\$272.90
Peach Orchard	1	0.3%	4,592	113	\$1,100,000	\$239.55
Phillips Valley	1	0.3%	4,628	72	\$3,200,000	\$691.44
Pleasant View Estates	4	1.0%	2,069	58	\$517,500	\$253.28
Preston Park	1	0.3%	1,787	31	\$475,000	\$265.81
Providence Village	9	2.3%	2,047	54	\$358,611	\$182.91
Quail Run	1	0.3%	1,673	45	\$512,500	\$306.34
Railroad	1	0.3%	4,981	184	\$2,450,000	\$491.87
Riverwalk Farm Estate	8	2.0%	2,138	52	\$465,079	\$217.60
Rolling Acres	2	0.5%	2,872	69	\$588,750	\$205.00
Simsberry Place	1	0.3%	2,957	47	\$730,000	\$246.87
Skyview Acres	1	0.3%	1,800	95	\$560,000	\$311.11
Snyder Meadows	6	1.5%	2,523	136	\$517,083	\$204.93
Southern Meadows	2	0.5%	1,774	16	\$412,248	\$232.42
Sterling	1	0.3%	3,159	79	\$595,000	\$188.35
Stoneburrow	6	1.5%	1,709	52	\$349,392	\$203.46
Stonecreek	1	0.3%	1,757	38	\$430,000	\$244.74
Stonehenge	4	1.0%	2,570	42	\$715,500	\$283.84
Sturbridge	1	0.3%	1,604	65	\$421,000	\$262.47
Summerlin	8	2.0%	1,398	52	\$316,438	\$226.48
Sunrise	2	0.5%	1,509	206	\$402,500	\$269.50
Sunset	2	0.5%	1,632	113	\$462,500	\$277.84
Sycamore Heights	1	0.3%	1,638	80	\$300,000	\$183.15

# Bentonville

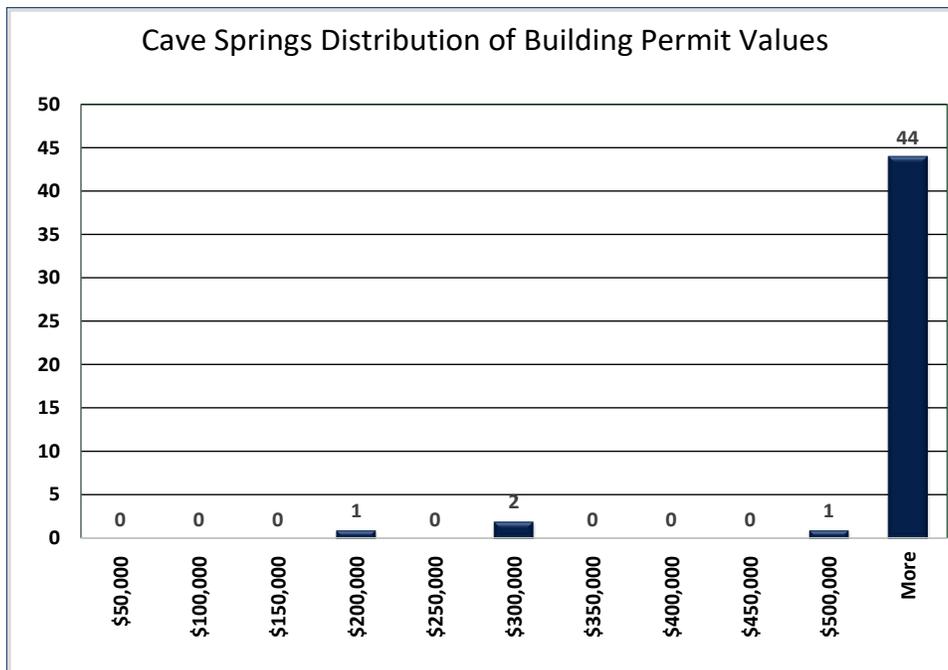
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
T J Hollands	4	1.0%	1,725	201	\$655,500	\$383.97
Thornbrook Village	1	0.3%	2,193	34	\$465,000	\$212.04
Tourmaline Urban Lofts	1	0.3%	2,220	123	\$900,000	\$405.41
Trail Ridge	1	0.3%	4,238	69	\$1,415,000	\$333.88
Vintage Estates	3	0.8%	1,934	59	\$465,000	\$240.82
W A Burks	4	1.0%	1,841	128	\$841,250	\$458.06
Walnut Grove	26	6.5%	1,971	116	\$422,957	\$214.73
Walnut Valley	3	0.8%	1,637	84	\$356,000	\$217.90
White Oak Trails	3	0.8%	2,816	41	\$644,833	\$229.08
Wildwood	10	2.5%	2,341	51	\$502,861	\$215.42
Williamsburg Heights	1	0.3%	2,091	37	\$570,000	\$272.60
Willowbend	1	0.3%	1,996	13	\$467,000	\$233.97
Willowbrook Farms	2	0.5%	2,407	40	\$545,950	\$227.71
Windemere Woods	1	0.3%	3,702	129	\$880,000	\$237.71
Windmill Farms	1	0.3%	3,167	39	\$740,000	\$233.66
Windsong	1	0.3%	3,828	206	\$740,000	\$193.31
Windsor Manor	2	0.5%	5,074	64	\$986,625	\$198.46
Windwood	4	1.0%	1,764	62	\$371,750	\$210.86
Woodlands Crossing	11	2.8%	2,278	74	\$555,590	\$243.77
Woods Creek	6	1.5%	3,097	56	\$796,250	\$253.28
Youngs	2	0.5%	994	22	\$466,750	\$469.57
Other	5	1.3%	2,670	149	\$973,800	\$387.13
<b>Bentonville Houses Sold</b>	<b>397</b>	<b>100.0%</b>	<b>2,354</b>	<b>83</b>	<b>\$651,112</b>	<b>\$273.63</b>

# Cave Springs Building Permits



Cave Springs	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	10	33	48	380.0%	45.5%
Average Value of Residential Building Permits	\$538,394	\$618,751	\$721,938	34.1%	16.7%



# Cave Springs Active Subdivisions

There were 242 total lots in 7 active subdivisions in Cave Springs in the first half of 2025. 84.7 percent of the lots were occupied, 1.2 percent were complete but unoccupied, 4.1 were under construction, 1.2 percent were starts, and 8.7 percent were empty lots.

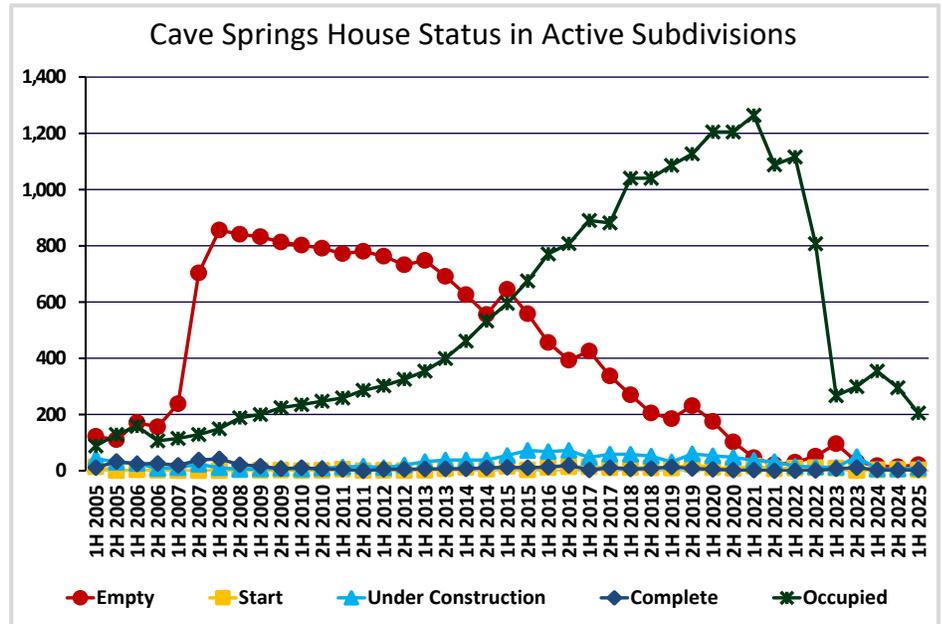
The subdivisions with the most houses under construction in Cave Springs during the first half of 2025 were Soaring at Scissortail with 7. Nevaeh Estates followed with 2.

Fairway Valley, Phase III had the most houses becoming occupied in Cave Springs with 3 houses. An additional 1 houses in Sand Springs, Phase I became occupied in the first half of 2025.

No new construction or progress in existing construction has occurred in the last year in 3 of the 7 active subdivisions in Cave Springs.

4 new houses in Cave Springs became occupied in the first half of 2025. The annual absorption rate implies that there are 44.4 months of remaining inventory in 7 active subdivisions, up from 4.3 percent in the second half of 2024.

In 4 of the active subdivisions in Cave Springs, no absorption



occurred in the first half of 2025.

The percentage of houses occupied by owners decreased in Cave Springs from 73.3 percent in 2012 to 70.2 percent in the first half of 2025.

Additionally, 487 new lots in 5 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Evening Star, Phase III	1H 2025		107	107
Hillcrest, Phase I	1H 2025		138	138
Osage Meadows	1H 2025	90		90
Parker Estates	1H 2025	4		4
Scissortail, Phase IV	1H 2025	148		148
<b>New and Preliminary</b>		<b>242</b>	<b>245</b>	<b>487</b>

# Cave Springs Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Chattin Valle <sup>1,2</sup>	2	0	0	0	26	28	0	--
Duffer's Ridge <sup>1,2</sup>	1	0	0	0	7	8	0	--
Fairway Valley, Phase III	5	0	0	3	16	24	3	32.0
La Bonne Vie <sup>1,2</sup>	1	0	0	0	5	6	0	--
Nevaeh Estates <sup>2</sup>	2	0	2	0	36	40	0	48.0
Sand Springs, Phase I	2	0	1	0	115	118	1	18.0
Soaring at Scissortail	8	3	7	0	0	18	0	--
<b>Cave Springs Active Subdivisions</b>	<b>21</b>	<b>3</b>	<b>10</b>	<b>3</b>	<b>205</b>	<b>242</b>	<b>4</b>	<b>44.4</b>

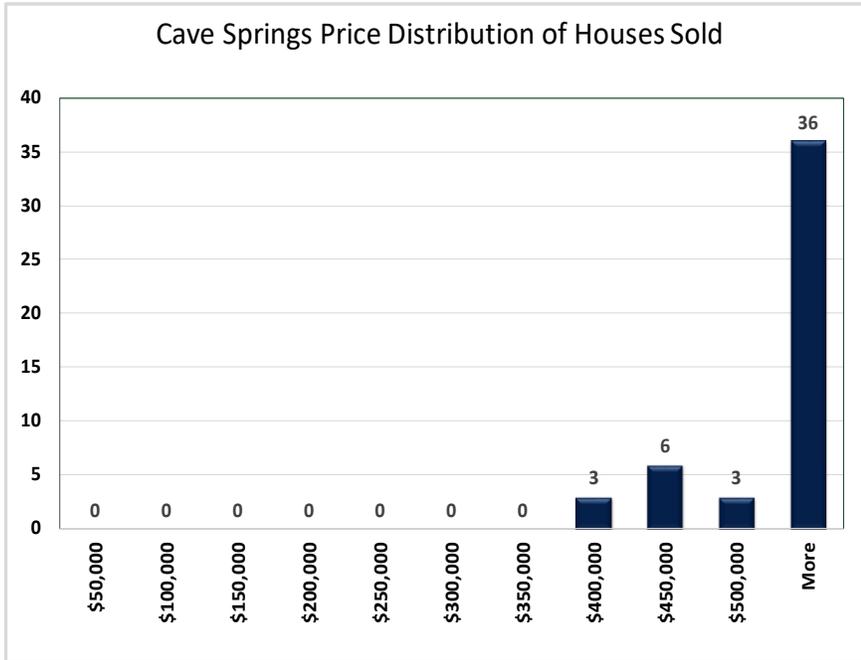
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.



# Cave Springs

## Price Distribution of Houses Sold



48 houses were sold in Cave Springs in the first half of 2025.

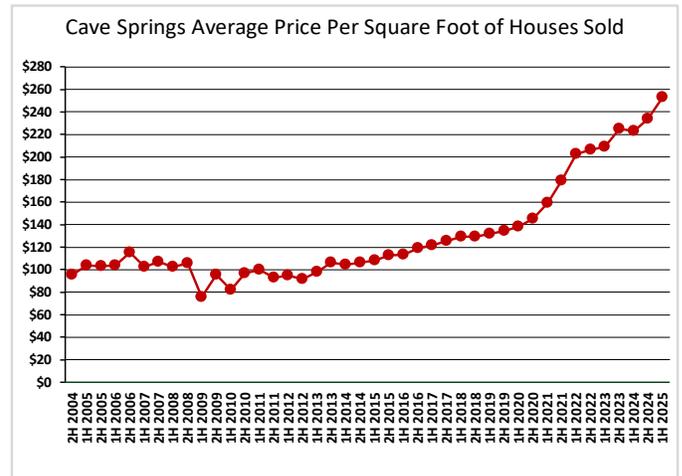
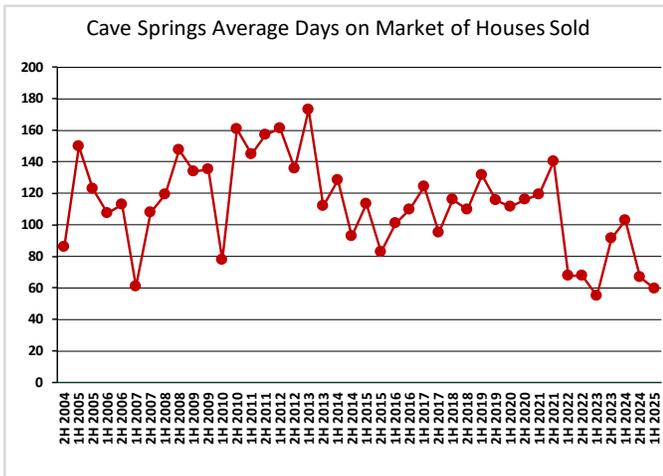
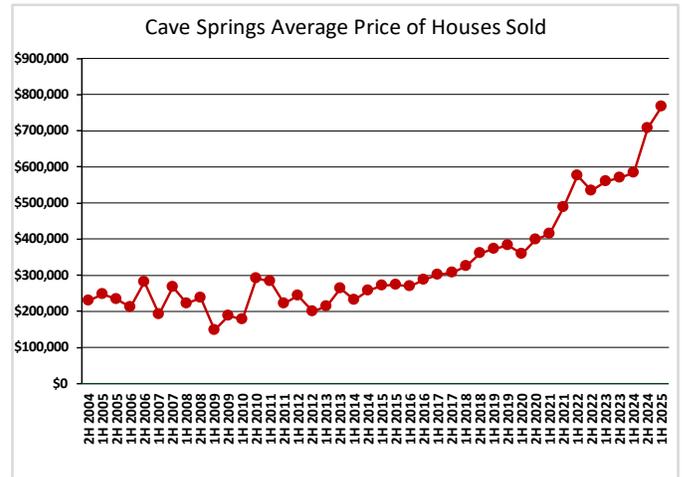
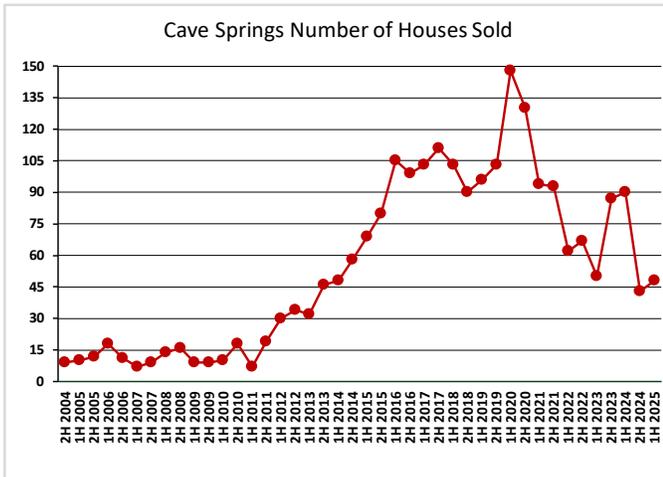
The average price of a house was \$766,219 at \$253.33 per square foot.

The median cost of a house was \$615,214.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	3	6.3%	1,830	71	98.8%
\$400,001 - \$450,000	6	12.5%	1,933	69	99.5%
\$450,001 - \$500,000	3	6.3%	2,278	55	100.1%
\$500,001+	36	75.0%	3,180	58	99.8%
<b>Cave Springs Houses Sold</b>	<b>48</b>	<b>100.0%</b>	<b>2,883</b>	<b>60</b>	<b>99.7%</b>

# Cave Springs

## Characteristics of Houses Sold



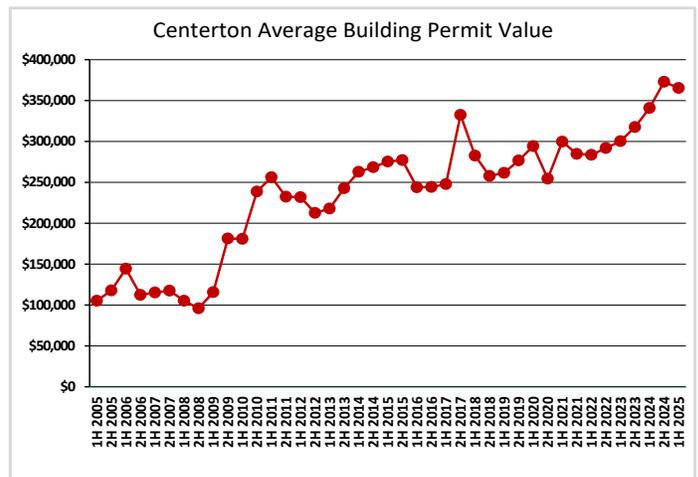
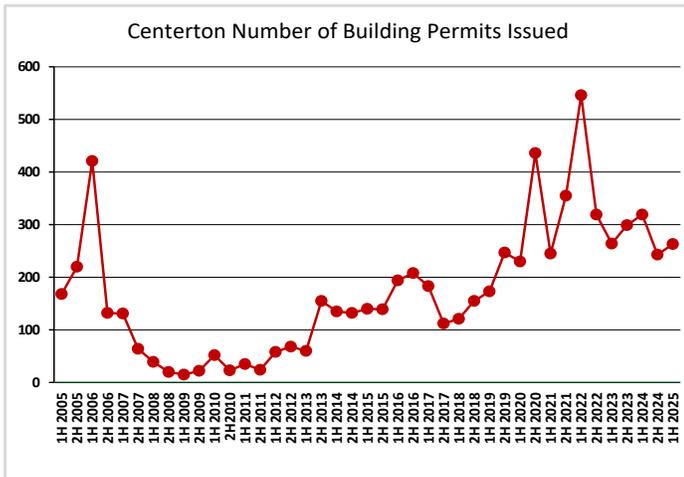
Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 2H 2024	% change from 1H 2024
Number of Houses Sold	90	43	48	-46.7%	11.6%
Average Price of Houses Sold	\$583,294	\$708,101	\$766,219	31.4%	8.2%
Average Days on Market	103	67	60	-41.9%	-10.9%
Average Price per Square Foot	\$223.25	\$233.94	\$253.33	13.5%	8.3%
Percentage of County Sales	4.2%	2.1%	2.6%	-38.5%	25.4%
Number of New Houses Sold	44	4	6	-86.4%	50.0%
Average Price of New Houses Sold	\$538,818	\$530,090	\$570,864	5.9%	7.7%
Average Days on Market of New Houses Sold	154	95	115	-25.5%	20.7%
Number of Houses Listed	9	9	36	300.0%	300.0%
Average List Price of Houses Listed	\$813,942	\$1,410,554	\$765,975	-5.9%	-45.7%

# Cave Springs

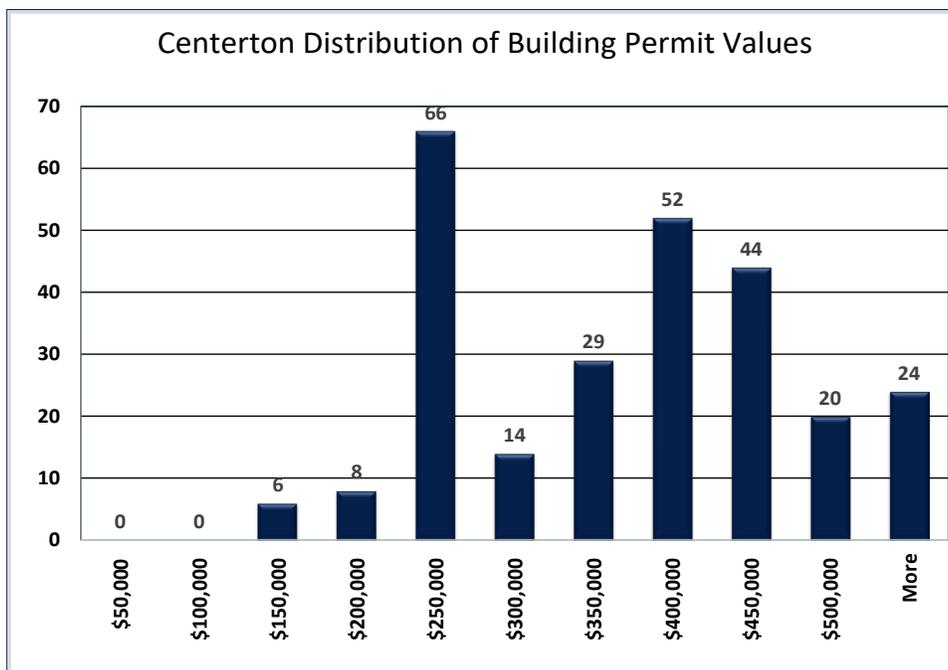
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost per Square Foot
Allens Mill	4	8.3%	2,327	47	\$610,625	\$262.91
Brentwood	4	8.3%	2,130	49	\$471,225	\$221.72
Chattin Valle	2	4.2%	3,364	61	\$1,027,500	\$305.06
Fairway Valley	5	10.4%	2,422	86	\$557,937	\$230.07
Hamptons, The	1	2.1%	2,344	49	\$500,000	\$213.31
Hyde Park	11	22.9%	2,769	49	\$643,636	\$232.25
Marbella	3	6.3%	2,545	62	\$601,809	\$236.55
Nevaeh Estates	1	2.1%	3,600	66	\$907,500	\$252.08
Otter Creek	3	6.3%	3,357	37	\$940,000	\$279.11
Ozark Acres	2	4.2%	3,506	55	\$1,645,000	\$444.07
Ridgewood	1	2.1%	5,142	42	\$1,675,000	\$325.75
Sand Springs	2	4.2%	1,895	141	\$409,000	\$217.04
St Valery Downs	3	6.3%	6,163	66	\$1,961,667	\$319.39
Wellington Heights	1	2.1%	2,120	35	\$420,000	\$198.11
Weston Hills	2	4.2%	1,909	91	\$382,750	\$200.51
Other	3	6.3%	2,420	45	\$546,667	\$229.44
	48	100.0%	2,883	60	\$766,219	\$253.33

# Centerton Building Permits



Centerton	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	319	243	263	-17.6%	8.2%
Average Value of Residential Building Permits	\$340,855	\$372,870	\$365,331	7.2%	-2.0%



# Centerton Active Subdivisions

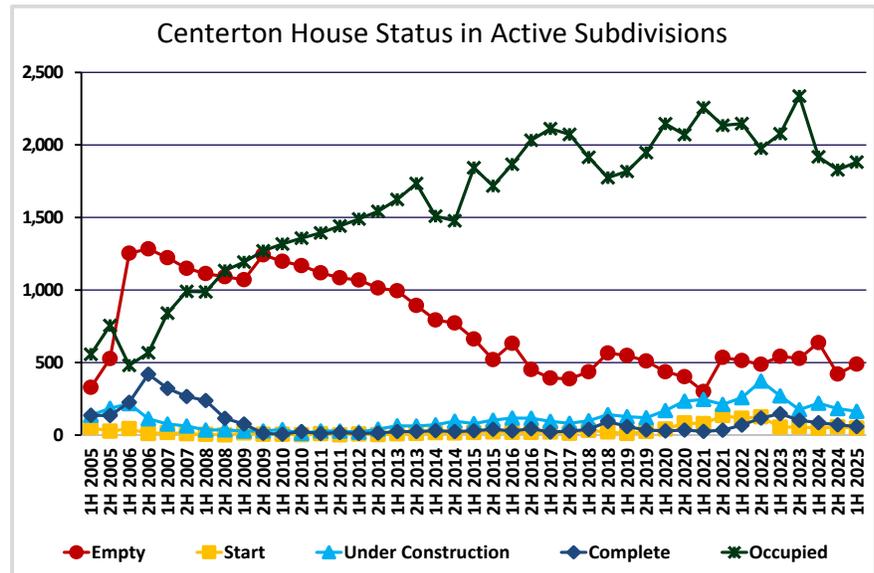
There were 2,642 total lots in 37 active subdivisions in Centerton in the first half of 2025. 71.2 percent of the lots were occupied, 2.2 percent were complete but unoccupied, 6.2 were under construction, 1.8 percent were starts, and 18.5 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the first half of 2025 were Crystal Cove, Phase I with 35. Bliss Street Townhomes and Silver Leaf, Phase I followed with 20.

Featherston Village, Phase II-III had the most houses becoming occupied in Centerton with 27 houses. An additional 32 houses in Daisy Road Duplexes became occupied in the first half of 2025.

No new construction or progress in existing construction has occurred in the last year in 2 of the 37 active subdivisions in Centerton.

293 new houses in Centerton became occupied in the first half of 2025. The annual absorption



rate implies that there are 15.7 months of remaining inventory in 37 active subdivisions, up from 14.2 percent in the second half of 2024.

In 6 of the active subdivisions in Centerton, no absorption occurred in the first half of 2025.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 54.3 percent in the first half of 2025.



# Centerton

## New and Preliminary Subdivisions

Additionally, 4,229 new lots in 47 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Ambe Estates	2H 2024	47		47
Cedar Ridge Patio Homes	2H 2022	56		56
Copper Oaks TH - Phase II	1H 2024		10	10
Crystal Cove Phase II	1H 2024		60	60
Crystal Cove Phase III	1H 2024		80	80
Crystal Cove, Phase IV	2H 2023	62		62
Daisy Road Duplex	2H 2024		40	40
Diamond Estates Phase VI	2H 2023		65	65
Diamond Oak Estates	1H 2023	35		35
Elegance at Kinyon	2H 2023	205		205
Featherston Village West	1H 2024		297	297
Flyway Crossings at Centerton	2H 2024	171		171
Fox Haven, Phase II	1H 2025	25		25
Harbor Manor	2H 2024	62		62
Huber Place, Phase II	1H 2024		49	49
Huber Place, Phase Phase III, IV	1H 2025	188		188
Kinyon Place	1H 2024		146	146
Kinyon Springs Valley	1H 2024		222	222
Magnolia Landing, Phase II	1H 2025		100	100
Magnolia Landing, Phase III, IV	2H 2023	205		205
Maple Estates Phase III	1H 2024		56	56
Meadow Ridge	2H 2024		154	154
Naga Subdivision Duplex	1H 2024	49		49
Oakmont Estates, Phase II	2H 2023		77	77
Padman	2H 2024	105		105
Parise Subdivision	1H 2024		48	48
Pines, IV	1H 2025		65	65
Pines, V, VI, VII	2H 2024		206	206
Punkin Hollow	1H 2024	16		16
Reserve at Wolverine	1H 2025		57	57
Richwoods	1H 2023	240		240
Seba Hills	2H 2024	61		61
Silver Dreams	2H 2024	39		39
Skyline Cottages	1H 2024	81		81
Soto Subdivision	1H 2024	13		13
Sunrise Cottages	1H 2023	85		85
Tanzanite Estates	2H 2023	66		66
The Landing	1H 2025		40	40

# Centerterton

## Active Subdivisions

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
The Reserve At Wolverine	1H 2024		57	57
Tower Park	2H 2024	51		51
Tuscany, Phase IV	2H 2024		41	41
Warren Subdivision	2H 2024		25	25
Watercolor Phase III	2H 2023		7	7
West Winds North	2H 2024	181		181
West Winds Phase I	1H 2025		53	53
West Winds Phase II & III	2H 2022	126		126
Woodcrest Walk	1H 2025		105	105
<b>Centerterton</b>		<b>2,169</b>	<b>2,060</b>	<b>4,229</b>



# Centerton

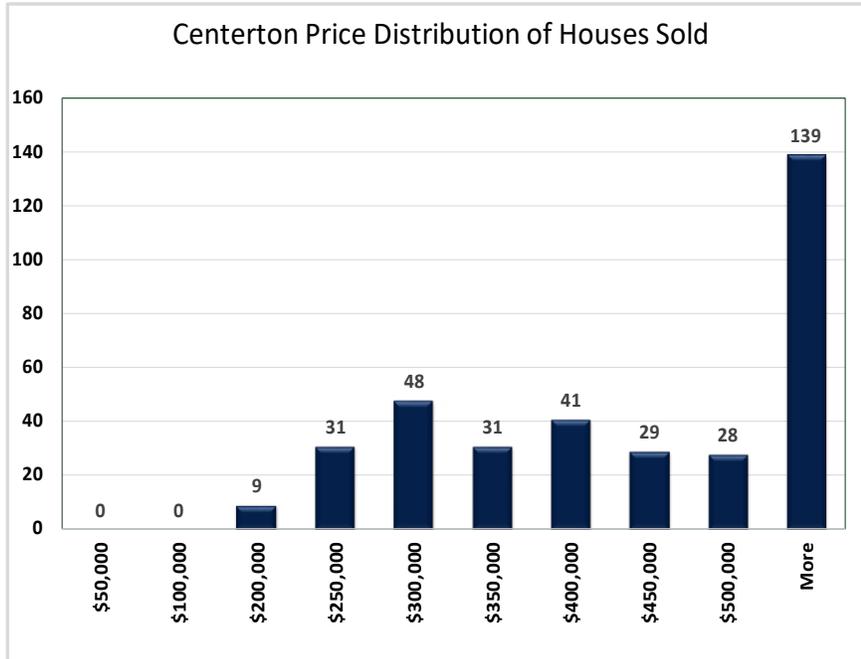
## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Annika Estates, Phase I	0	5	1	1	65	72	5	16.8
Annika Estates, Phase II	16	0	2	2	48	68	17	11.4
Bequette Farms, Phase II	0	0	0	1	69	70	3	0.6
Big Sky, Phase II	36	3	6	4	6	55	4	98.0
Bliss Street Townhomes	4		20	0	24	48	24	12.0
Crystal Cove, Phase I <sup>2</sup>	33	0	35	0	0	68	0	--
Daisy Road Duplexes	3	1	0	0	32	36	32	1.5
Diamond Estates, Phase IV	0	0	0	0	55	55	6	0.0
Diamond Estates, Phase V	32	1	1	3	27	64	18	16.4
Edgewood Estates	0	0	0	0	85	85	7	0.0
Featherston Village, Phase II-III	13	2	7	7	165	194	55	3.1
Forest Park, Phase III	11	1	2	2	45	61	2	32.0
Forest Park, Phase IV <sup>2</sup>	57	2	4	0	1	64	0	756.0
Fox Haven, Phase I	12	0	0	4	2	18	0	192.0
Grassy Hills <sup>2</sup>	0	0	1	0	6	7	0	--
Hilldale	0	0	0	0	140	140	8	0.0
Huber Place	90	15	5	0	0	110	0	--
Magnolia Landing, Phase I	25	4	0	0	0	29	0	--
Maple Estates, Phase II	1	4	1	0	47	53	3	9.0
McKissick Springs	15	1	11	2	1	30	1	348.0
Oak Tree	3	1	0	0	194	198	0	--
Oakmont Estates, Phase I	0	0	19	3	40	62	20	7.3
Osage Creek <sup>1</sup>	0	0	1	0	34	35	0	--
Paradise Park	17	0	5	16	2	40	2	228.0
Park Place	2	0	0	0	9	11	1	24.0
Prairie Brook, Phase V	0	0	0	0	41	41	24	0.0
Ridgefield, Blk III <sup>2</sup>	1	0	0	0	35	36	0	--
Shirley Estates	0	1	0	0	31	32	6	0.7
Silver Leaf, Phase I	30	4	20	10	63	127	26	15.7
Silver Leaf, Phase II	66	1	6	0	0	73	0	--
Tamarron	0	0	1	0	298	299	1	4.0
Timber Ridge, Phase II	0	0	0	0	55	55	7	0.0
Tuscany, Phase III	0	0	7	4	33	44	17	4.6
Versailles	6	0	2	0	115	123	0	--
Westridge Village <sup>2</sup>	2	1	1	0	80	84	0	--
West End Acres	3	0	1	0	24	28	2	24.0
Wynnbrooke	11	1	5	0	10	27	2	51.0
<b>Centerton Active Subdivisions</b>	<b>489</b>	<b>48</b>	<b>164</b>	<b>59</b>	<b>1,882</b>	<b>2,642</b>	<b>293</b>	<b>15.7</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Centerton Price Distribution of Houses Sold



356 houses were sold in Centerton in the first half of 2025.

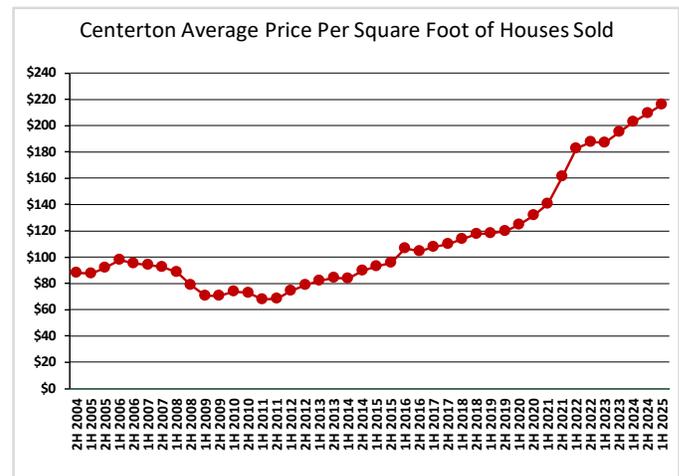
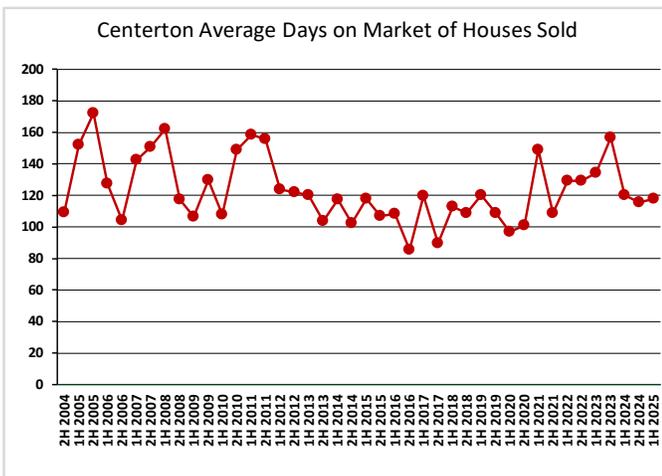
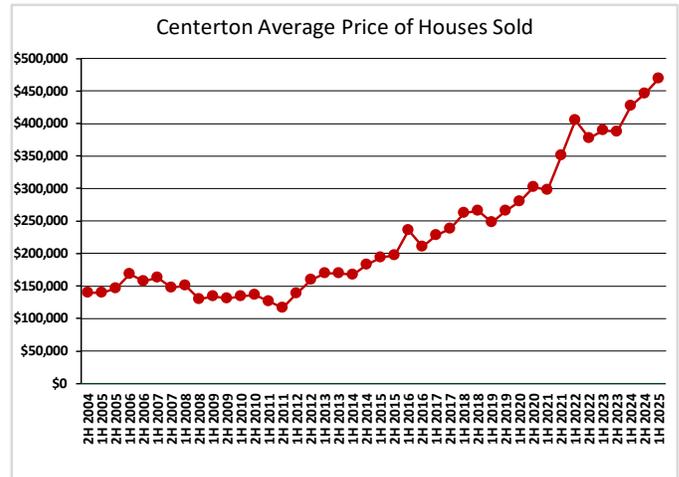
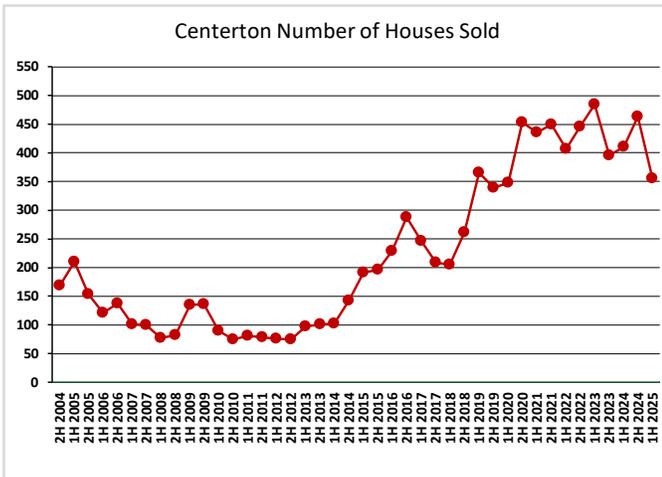
The average price of a house was \$468,654 at \$216.02 per square foot.

The median cost of a house was \$429,943.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	9	2.5%	826	108	98.6%
\$200,001 - \$250,000	31	8.7%	1,081	114	99.9%
\$250,001 - \$300,000	48	13.5%	1,344	80	98.5%
\$300,001 - \$350,000	31	8.7%	1,611	72	98.4%
\$350,001 - \$400,000	41	11.5%	1,894	151	99.4%
\$400,001 - \$450,000	29	8.1%	2,140	111	99.4%
\$450,001 - \$500,000	28	7.9%	2,242	98	100.0%
\$500,001+	139	39.0%	2,896	139	99.8%
<b>Centerton Houses Sold</b>	<b>356</b>	<b>100.0%</b>	<b>2,136</b>	<b>118</b>	<b>99.4%</b>

# Centerton

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 2H 2024	% change from 1H 2024
Number of Houses Sold	410	463	356	-13.2%	-23.1%
Average Price of Houses Sold	\$427,587	\$446,340	\$468,654	9.6%	5.0%
Average Days on Market	120	115	118	-2.0%	2.1%
Average Price per Square Foot	\$203.04	\$209.15	\$216.02	6.4%	3.3%
Percentage of County Sales	14.0%	13.9%	11.7%	-16.5%	-16.2%
Number of New Houses Sold	267	301	199	-25.5%	-33.9%
Average Price of New Houses Sold	\$407,464	\$441,994	\$485,244	19.1%	9.8%
Average Days on Market of New Houses Sold	151	146	157	4.4%	7.9%
Number of Houses Listed	103	85	145	40.8%	70.6%
Average List Price of Houses Listed	\$447,788	\$449,829	\$499,600	11.6%	11.1%

# Centerton

## Characteristics of Houses Sold

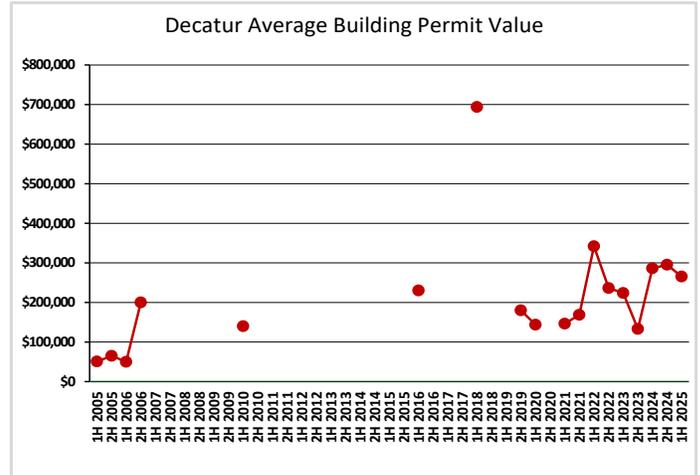
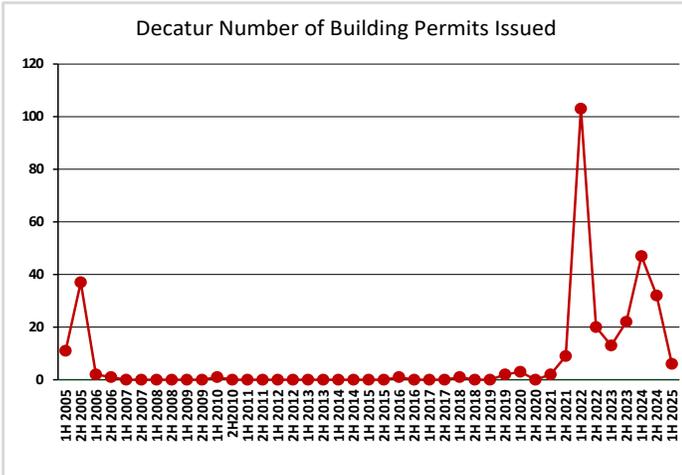
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Annika Estates	21	5.9%	2,258	38	\$499,139	\$221.25
Ashmore Landing	2	0.6%	1,862	41	\$383,975	\$206.25
Barrington Place	3	0.8%	1,688	55	\$351,702	\$208.38
Bellewood	3	0.8%	1,843	76	\$386,000	\$209.82
Bequette Farms	6	1.7%	3,096	130	\$716,717	\$231.63
Big Sky	7	2.0%	3,233	139	\$925,214	\$285.94
Black Springs	2	0.6%	2,066	47	\$410,000	\$198.40
Bliss Street Twin Homes	1	0.3%	1,601	136	\$340,000	\$212.37
Blossom Hills	1	0.3%	1,911	26	\$405,000	\$211.93
Briar Rose	2	0.6%	1,470	33	\$321,750	\$219.17
Brimwoods	1	0.3%	1,598	30	\$276,450	\$173.00
Centerpoint	13	3.7%	1,393	54	\$272,474	\$196.62
Char Lou Estates	2	0.6%	1,873	159	\$350,250	\$187.27
Creekside	3	0.8%	2,643	49	\$625,000	\$236.57
Diamond Estates	30	8.4%	2,726	179	\$593,029	\$217.46
Dogwood	3	0.8%	1,393	46	\$287,800	\$206.49
Edgewood	1	0.3%	1,913	225	\$407,950	\$213.25
Featherston Village	52	14.6%	1,091	118	\$237,406	\$220.02
Forest Park	9	2.5%	2,478	196	\$541,427	\$218.26
Fox Run	1	0.3%	1,834	45	\$364,900	\$198.96
Hilldale	2	0.6%	1,542	36	\$322,450	\$209.23
Kensington Hills	1	0.3%	2,100	105	\$370,000	\$176.19
Laynebridge	1	0.3%	2,154	155	\$405,000	\$188.02
Lexington	2	0.6%	3,185	37	\$703,800	\$221.13
Maple Estates	12	3.4%	2,745	130	\$622,974	\$227.06
Morningside	11	3.1%	1,600	67	\$316,136	\$200.17
North Forty	4	1.1%	1,397	92	\$268,750	\$193.83
Oak Ridge	1	0.3%	1,977	35	\$415,300	\$210.07
Oak Tree	3	0.8%	5,780	81	\$1,465,000	\$259.20
Oakmont	19	5.3%	2,233	99	\$488,379	\$218.75
Orchard Park	8	2.2%	2,111	116	\$406,593	\$194.31
Osage Creek	1	0.3%	2,698	62	\$610,000	\$226.09
Paradise Park	3	0.8%	2,443	89	\$541,807	\$221.67
Pines, The	1	0.3%	2,024	50	\$405,000	\$200.10
Prairie Brook	24	6.7%	1,985	207	\$392,495	\$201.23

# Centerton

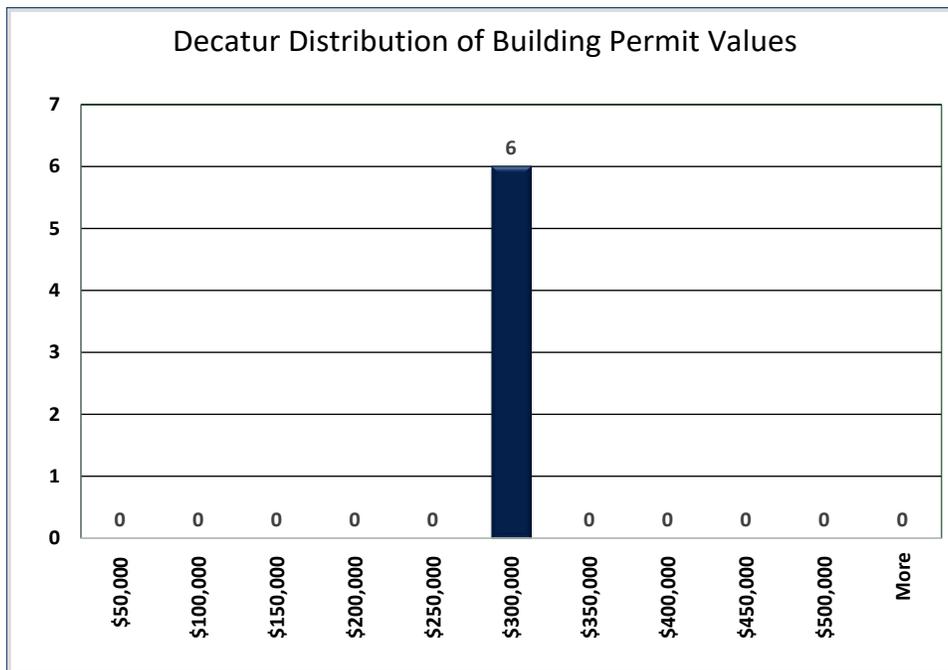
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Quail Hollow	2	0.6%	2,597	86	\$562,450	\$216.62
Quailridge	2	0.6%	3,250	51	\$657,000	\$202.72
Ridgefield	2	0.6%	1,844	40	\$377,000	\$204.78
Sienna At Coopers Farm	13	3.7%	1,775	62	\$348,177	\$196.87
Silver Leaf Estates	20	5.6%	2,633	158	\$592,322	\$225.11
Somerset	1	0.3%	1,475	28	\$322,000	\$218.31
Sonoma Valley	2	0.6%	1,659	36	\$304,250	\$182.73
Southland	4	1.1%	1,096	60	\$212,988	\$196.09
Southwinds	1	0.3%	2,030	72	\$440,000	\$216.75
Sunrise Ridge	3	0.8%	1,990	73	\$405,833	\$203.62
Tamarron	12	3.4%	2,325	64	\$471,983	\$202.05
Tarah Knolls	2	0.6%	2,075	67	\$425,500	\$205.10
Timber Ridge	4	1.1%	2,096	409	\$383,586	\$185.16
Township West	1	0.3%	1,162	34	\$235,000	\$202.24
Tuscany	16	4.5%	3,027	222	\$691,154	\$228.13
Versailles	4	1.1%	4,260	49	\$1,306,125	\$307.92
Walnut Ridge	1	0.3%	1,515	207	\$289,000	\$190.76
West End Acres	1	0.3%	4,628	22	\$1,450,000	\$313.31
Western Heights	1	0.3%	1,341	39	\$292,000	\$217.75
Westridge Village	3	0.8%	2,679	54	\$613,333	\$228.77
Westwood	1	0.3%	1,476	39	\$276,300	\$187.20
Willow Crossing	2	0.6%	1,460	48	\$307,500	\$210.90
Other	2	0.6%	1,689	212	\$380,000	\$218.60
	356	100.0%	2,136	118	\$468,654	\$216.02

# Decatur Building Permits



Decatur	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	47	32	6	-87.2%	-81.3%
Average Value of Residential Building Permits	\$286,419	\$295,366	\$265,474	-7.3%	-10.1%



# Decatur Active Subdivisions

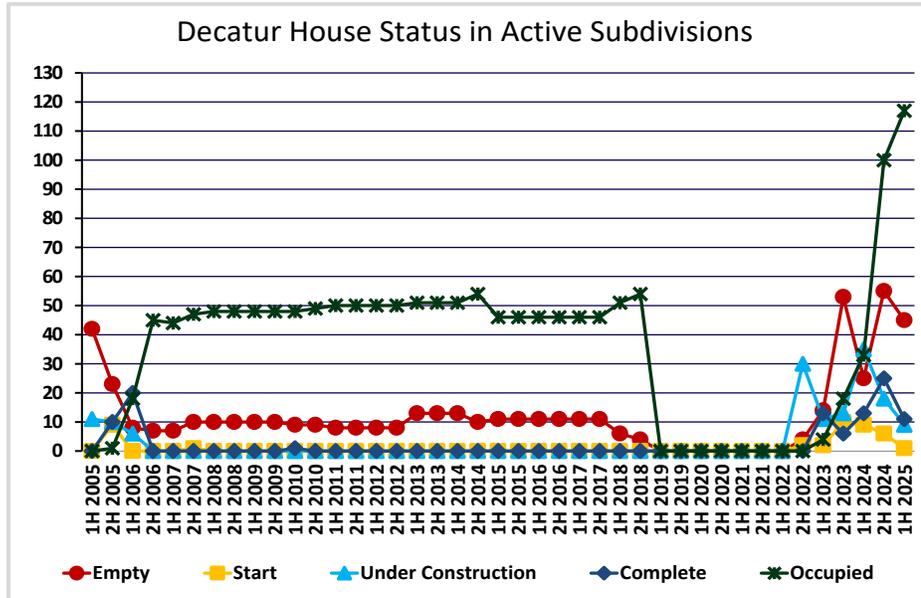
There were 183 total lots in 5 active subdivisions in Decatur in the first half of 2025. 63.9 percent of the lots were occupied, 6.0 percent were complete but unoccupied, 4.9 were under construction, 0.5 percent were starts, and 24.6 percent were empty lots.

The subdivisions with the most houses under construction in Decatur during the first half of 2025 were Columbia Crossing, Phase II with 8.

Columbia Crossing, Phase II had the most houses becoming occupied in Decatur with 27 houses.

New construction or progress in existing construction has occurred in the last year in all of the 5 active subdivisions in Decatur.

45 new houses in Decatur became occupied in the first half of 2025. The annual absorption rate implies that there are 7.1 months of remaining inventory in 5



active subdivisions, down from 15.2 percent in the second half of 2024.

In all of the active subdivisions in Decatur, absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Decatur from 52.9 percent in 2012 to 46.2 percent in the first half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2025.

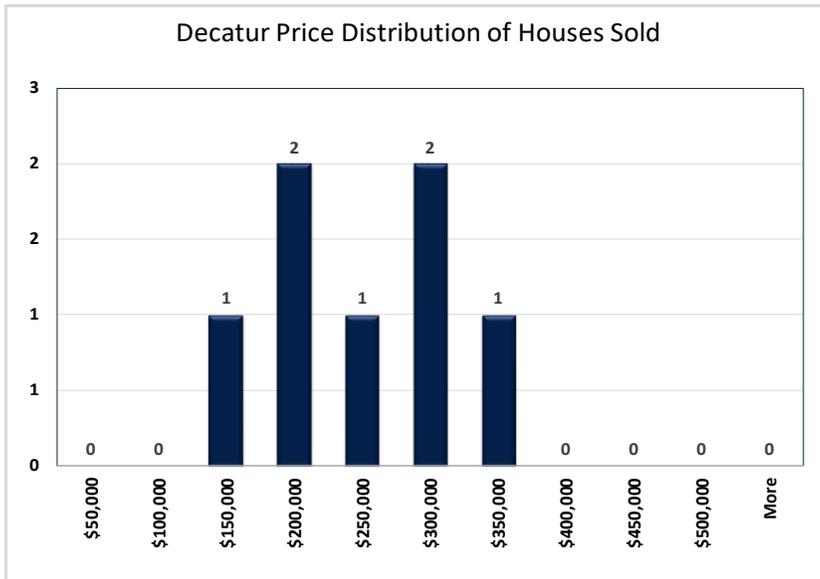
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Blue Springs Townhomes	18	0	0	3	13	34	9	19.4
Columbia Crossing, Phase I	0	1	0	1	43	45	8	0.6
Columbia Crossing, Phase II	14	0	8	4	27	53	27	11.6
Hill Country Estates	13	0	1	0	1	15	1	168.0
Sycamore Place	0	0	0	3	33	36	0	7.2
<b>Decatur Active Subdivisions</b>	<b>45</b>	<b>1</b>	<b>9</b>	<b>11</b>	<b>117</b>	<b>183</b>	<b>45</b>	<b>7.1</b>

1 No absorption has occurred in this subdivision in the last year.

2 No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Decatur

## Price Distribution of Houses Sold



7 houses were sold in Decatur in the first half of 2025.

The average price of a house was \$227,286 at \$128.02 per square foot.

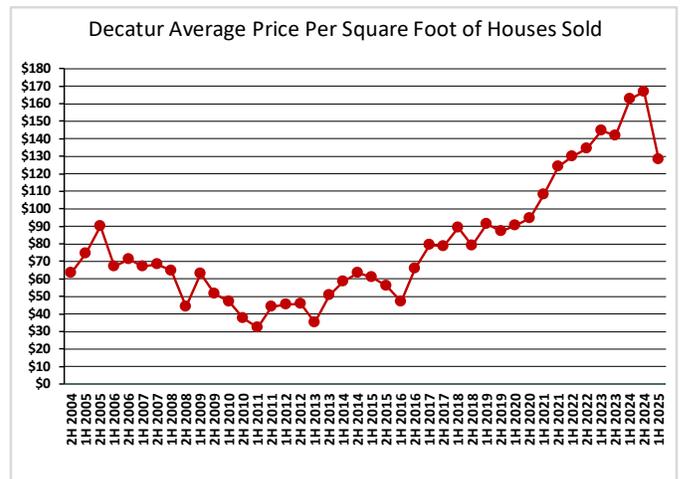
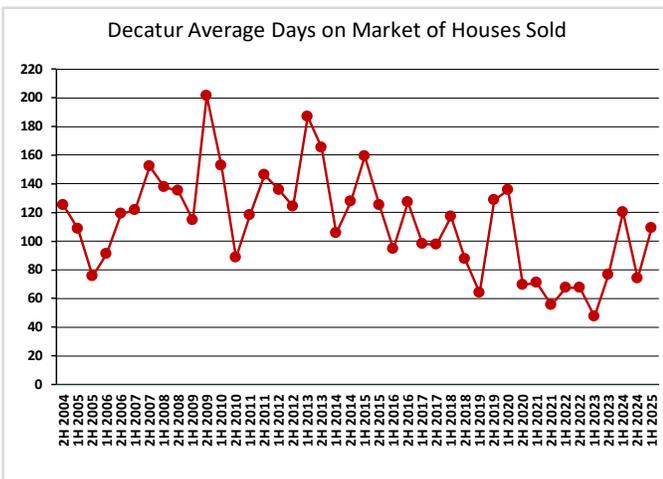
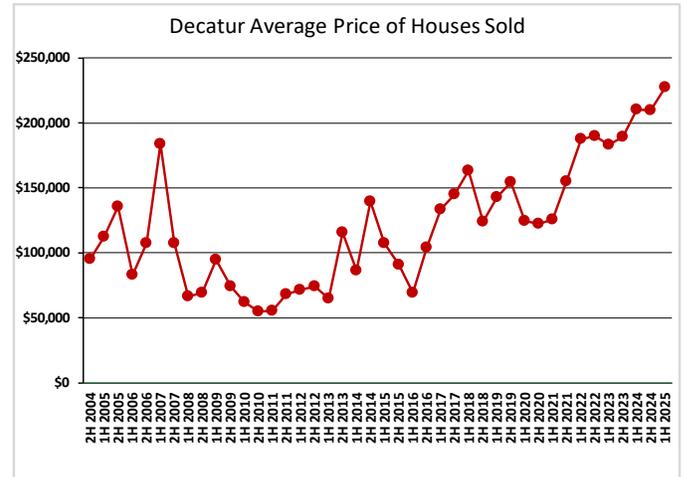
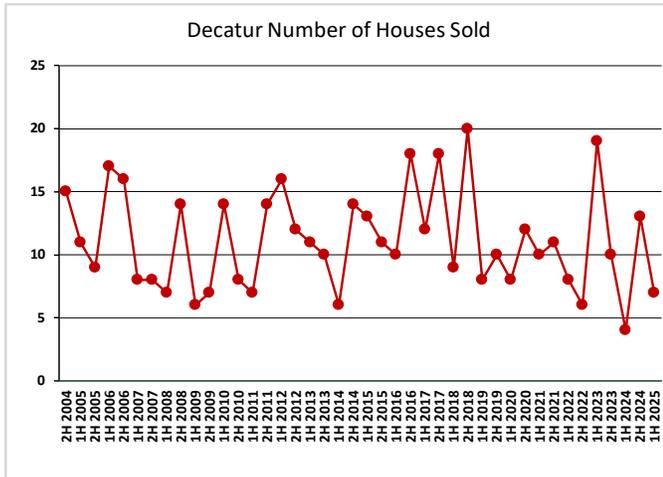
The median cost of a house was \$227,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	14.3%	936	30	100.0%
\$150,001 - \$200,000	2	28.6%	2,248	131	97.3%
\$200,001 - \$250,000	1	14.3%	1,420	45	96.8%
\$250,001 - \$300,000	2	28.6%	2,140	144	99.1%
\$300,001 - \$350,000	1	14.3%	2,800	140	99.0%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Sold</b>	<b>7</b>	<b>100.0%</b>	<b>1,990</b>	<b>109</b>	<b>98.4%</b>

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Corner Springs	1	14.3%	3,296	68	\$182,500	\$205.27
Developers Inc	1	14.3%	1,200	194	\$194,000	\$144.03
Southside	1	14.3%	2,550	197	\$275,000	\$160.37
Wilmoth	2	28.6%	2,265	115	\$288,500	\$146.08
Wolf Creek Ridge	1	14.3%	1,420	45	\$227,500	\$131.14
Other	1	14.3%	936	30	\$135,000	\$135.35
<b>Decatur Sold</b>	<b>7</b>	<b>100.0%</b>	<b>1,990</b>	<b>109</b>	<b>\$227,286</b>	<b>\$128.02</b>

# Decatur

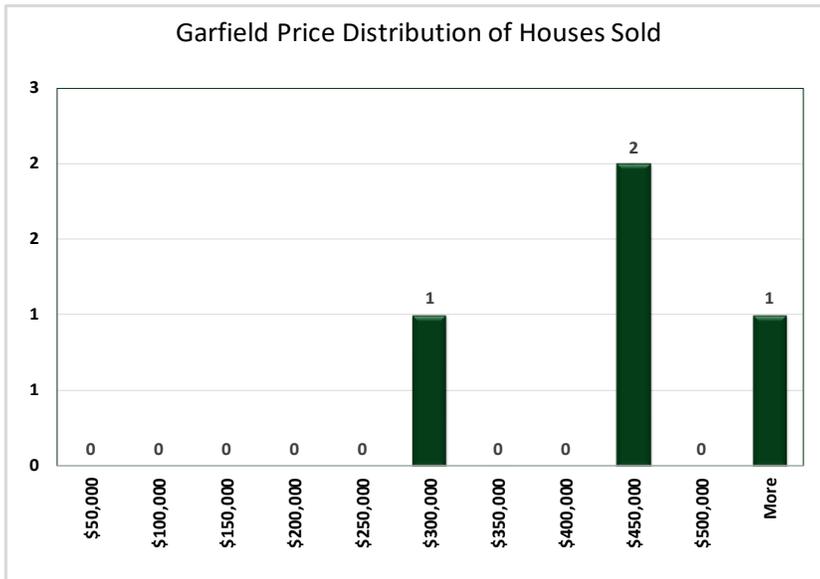
## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 2H 2024	% change from 1H 2024
Number of Houses Sold	4	13	7	75.0%	-46.2%
Average Price of Houses Sold	\$210,125	\$209,935	\$227,286	8.2%	8.3%
Average Days on Market	120	74	109	-9.2%	47.2%
Average Price per Square Foot	\$162.69	\$166.79	\$128.02	-21.3%	-23.2%
Percentage of County Sales	0.1%	0.2%	0.1%	66.1%	-39.5%
Number of New Houses Sold	2	1	0	-100.0%	-100.0%
Average Price of New Houses Sold	\$229,750	\$172,000	--	--	--
Average Days on Market of New Houses Sold	164	85	--	--	--
Number of Houses Listed	5	5	5	0.0%	0.0%
Average List Price of Houses Listed	\$209,600	\$254,680	\$247,800	18.2%	-2.7%

# Garfield

## Price Distribution of Houses Sold



4 houses were sold in Garfield in the first half of 2025.

The average price of a house was \$507,500 at \$276.85 per square foot.

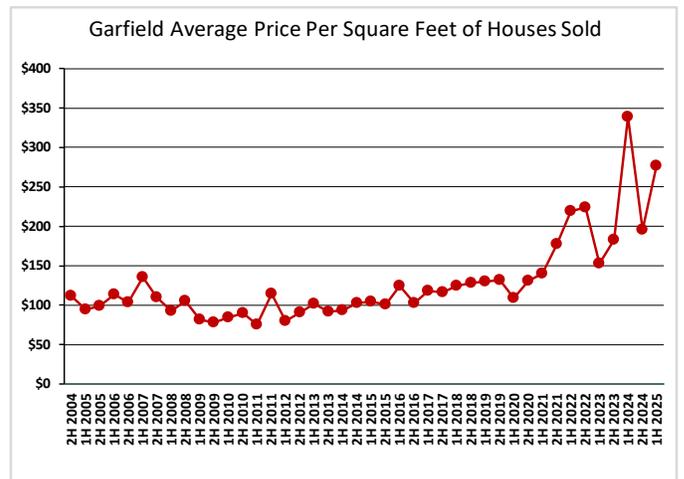
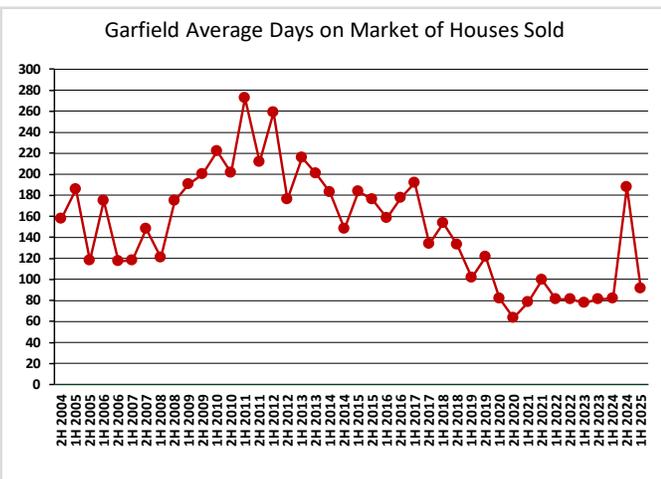
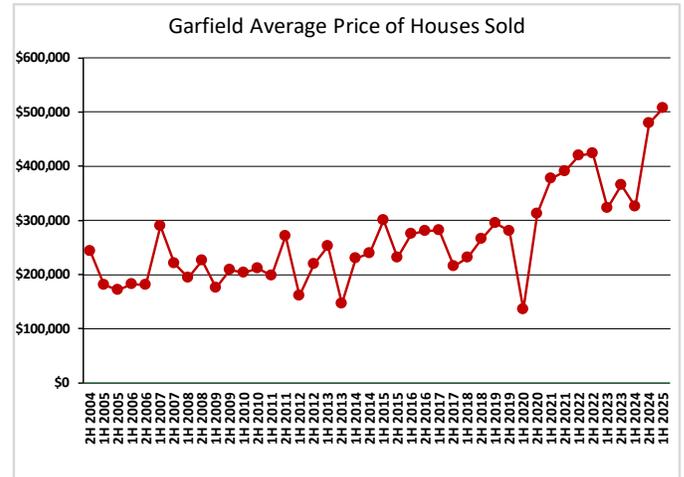
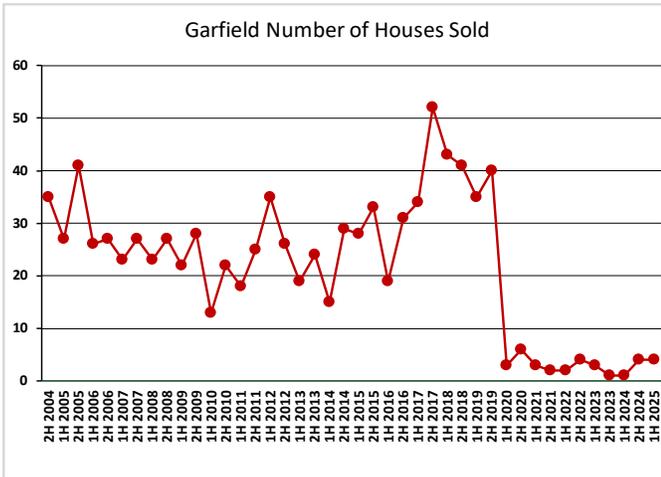
The median cost of a house was \$430,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	25.0%	1,384	62	92.7%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	2	50.0%	1,397	114	89.7%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	25.0%	2,975	76	100.0%
<b>Garfield Sold</b>	<b>4</b>	<b>100.0%</b>	<b>1,788</b>	<b>91</b>	<b>93.0%</b>

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Garfield	4	100.0%	1,788	91	\$507,500	\$276.85
<b>Garfield Sold</b>	<b>4</b>	<b>100.0%</b>	<b>1,788</b>	<b>91</b>	<b>\$507,500</b>	<b>\$276.85</b>

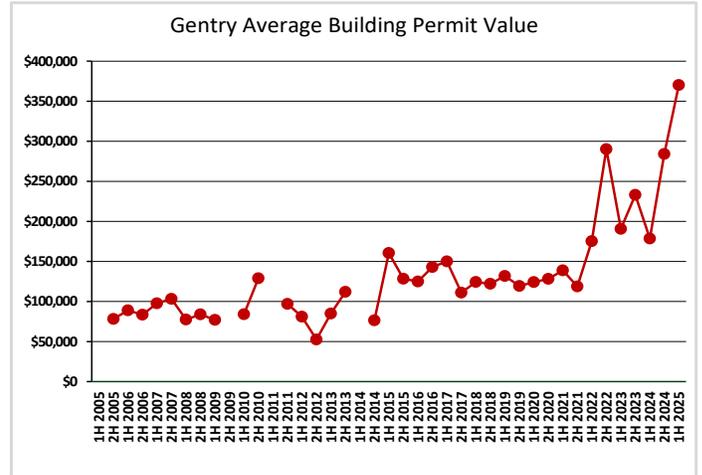
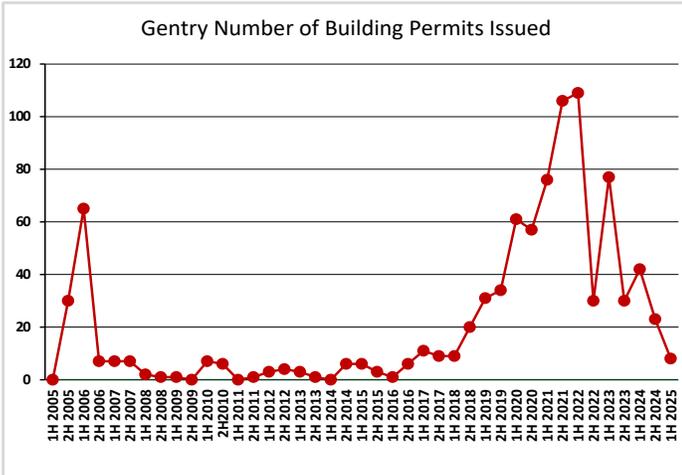
# Garfield

## Characteristics of Houses Sold

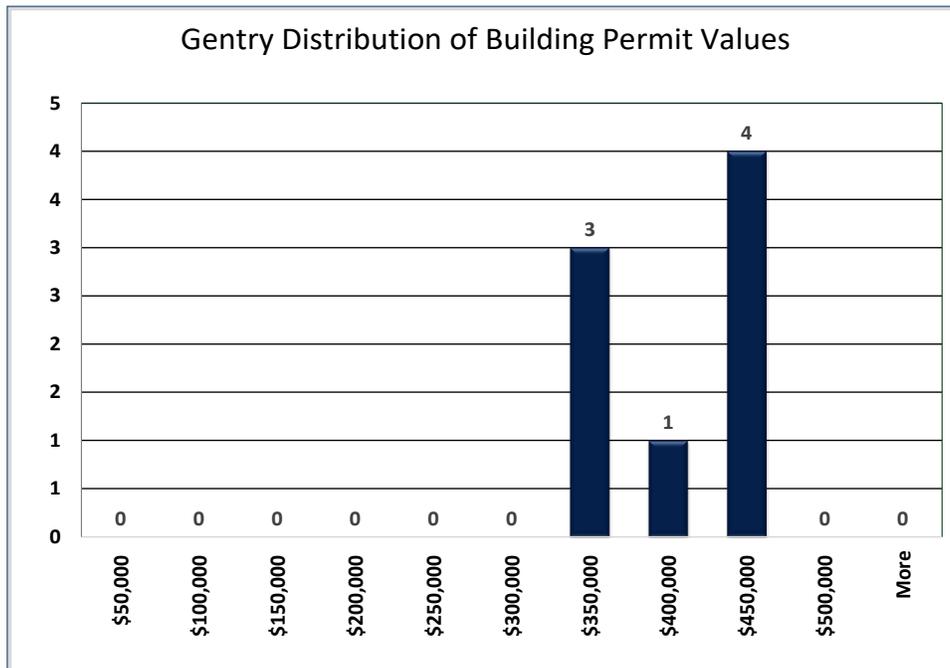


Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 2H 2024	% change from 1H 2024
Number of Houses Sold	1	4	4	300.0%	0.0%
Average Price of Houses Sold	\$325,000	\$479,975	\$507,500	56.2%	5.7%
Average Days on Market	82	188	91	11.3%	-51.5%
Average Price per Square Foot	\$338.54	\$196.08	\$276.85	-18.2%	41.2%
Percentage of County Sales	0.0%	0.1%	0.1%	448.1%	9.7%
Number of New Houses Sold	0	0	1	--	--
Average Price of New Houses Sold	--	--	\$915,000	--	--
Average Days on Market of New Houses Sold	--	--	76	--	--
Number of Houses Listed	1	2	9	800.0%	350.0%
Average List Price of Houses Listed	\$415,000	\$914,500	\$613,556	47.8%	-32.9%

# Gentry Building Permits



Gentry	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	42	23	8	-81.0%	-65.2%
Average Value of Residential Building Permits	\$178,565	\$284,200	\$370,206	107.3%	30.3%



# Gentry

## Active Subdivisions

There were 596 total lots in 14 active subdivisions in Gentry in the first half of 2025. 92.1 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 0.0 were under construction, 1.0 percent were starts, and 6.4 percent were empty lots.

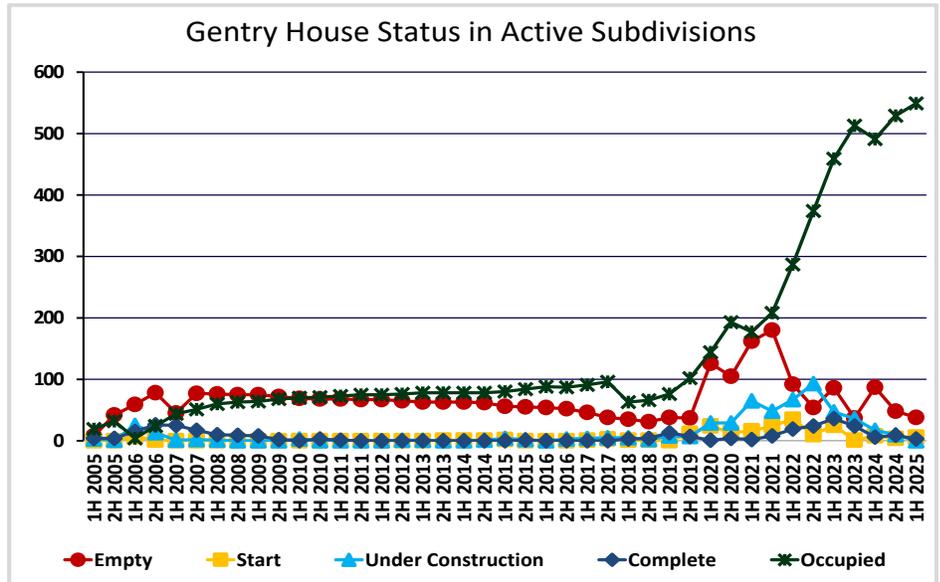
No houses in Gentry were under construction in the first half of 2025.

Sandy Acres, Phase II had the most houses becoming occupied in Gentry with 19 houses. An additional 6 houses in Snyder Crossing, Phase I became occupied in the first half of 2025.

No new construction or progress in existing construction has occurred in the last year in 4 of the 14 active subdivisions in Gentry.

31 new houses in Gentry became occupied in the first half of 2025. The annual absorption rate implies that there are 7.0 months of remaining inventory in 14 active subdivisions, down from 8.5 percent in the second half of 2024.

In 4 of the active subdivisions in Gentry, no absorption occurred in the last year.



The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to 53.4 percent in the first half of 2025.

Additionally, 123 new lots in 3 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Crowder	2H 2022	87		87
Snyder Crossing, Phase II, III	1H 2025		18	18
Snyder Crossing, Phase IV	2H 2024	18		18
New and Preliminary		105	18	123

# Gentry

## Active Subdivisions

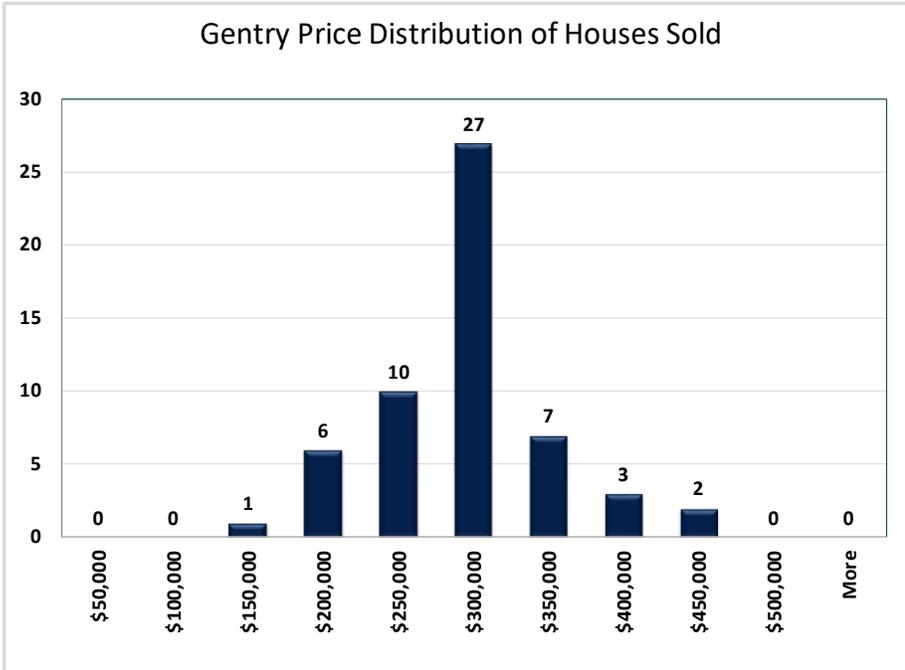
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
College Hill Second, Phase II	0	0	0	0	5	5	1	0.0
Grand Estates, Phase I	5	5	0	0	51	61	1	120.0
Oaks, The, Phase II <sup>2</sup>	1	0	0	1	30	32	0	24.0
Phillips Park	0	0	0	1	23	24	0	3.0
Pioneer Woods, Phase V <sup>1</sup>	2	0	0	0	29	31	0	--
Sandy Acres, Phase II	7	0	0	1	60	68	19	1.6
Snyder Crossing, Phase I	3	0	0	0	6	9	6	6.0
Springhill	4	1	0	0	22	27	1	15.0
Sunset Ridge, Phase IA <sup>1,2</sup>	2	0	0	0	29	31	0	--
Sunset Ridge, Phase IIA <sup>1,2</sup>	2	0	0	0	28	30	0	--
Sunset Ridge, Phase IIB & IV	4	0	0	0	84	88	0	--
Sunset Ridge, Phase III <sup>1,2</sup>	2	0	0	0	59	61	0	--
Sunset Ridge, Phase V	2	0	0	0	22	24	2	12.0
Walnut Creek	4	0	0	0	101	105	1	48.0
Sunset Ridge, Phase III	2	0	0	0	59	61	0	--
Sunset Ridge, Phase V	2	0	0	0	22	24	2	12.0
Walnut Creek	4	0	0	0	101	105	1	48.0
<b>Gentry Active Subdivisions</b>	<b>38</b>	<b>6</b>	<b>0</b>	<b>3</b>	<b>549</b>	<b>596</b>	<b>31</b>	<b>7.0</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Gentry

## Price Distribution of Houses Sold



56 houses were sold in Gentry in the first half of 2025.

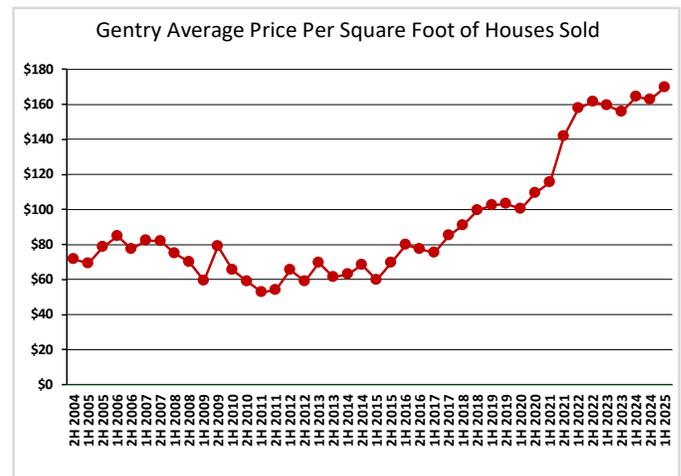
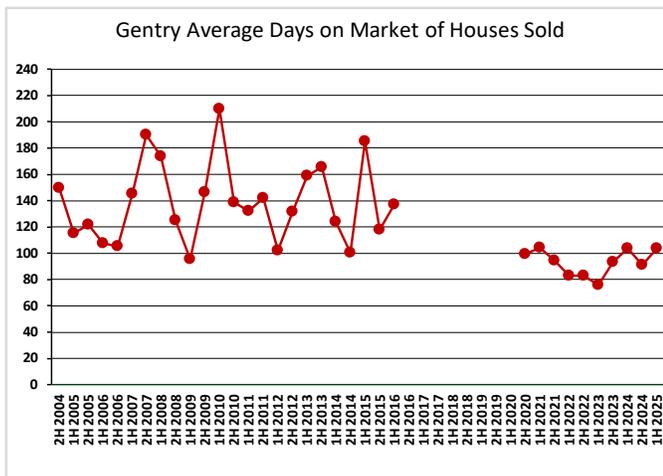
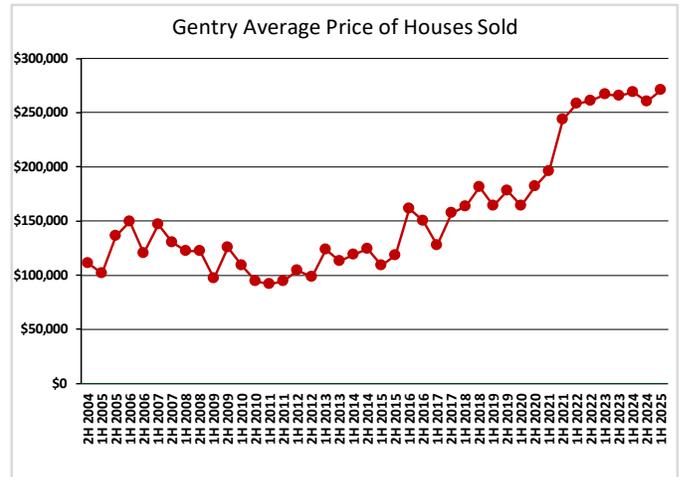
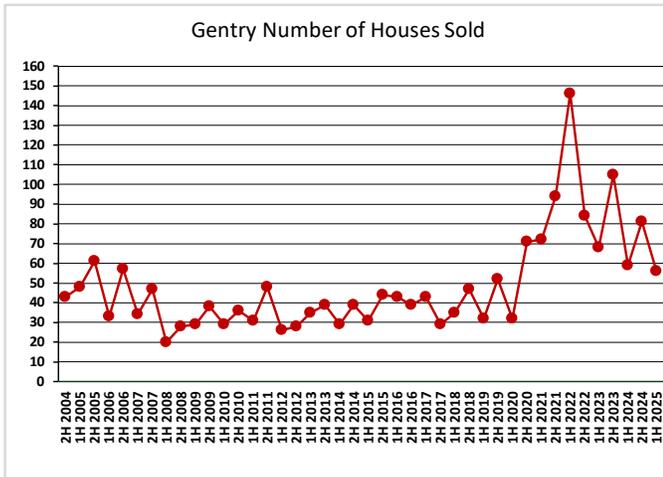
The average price of a house was \$270,817 at \$169.82 per square foot.

The median cost of a house was \$273,425.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	1.8%	1,312	197	106.4%
\$150,001 - \$200,000	6	10.7%	1,077	74	96.8%
\$200,001 - \$250,000	10	17.9%	1,405	106	99.2%
\$250,001 - \$300,000	27	48.2%	1,649	91	99.4%
\$300,001 - \$350,000	7	12.5%	1,960	187	98.4%
\$350,001 - \$400,000	3	5.4%	2,121	99	99.8%
\$400,001 - \$450,000	2	3.6%	1,908	35	100.0%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Gentry Sold</b>	<b>56</b>	<b>100.0%</b>	<b>1,612</b>	<b>104</b>	<b>99.1%</b>

# Gentry

## Characteristics of Houses Sold



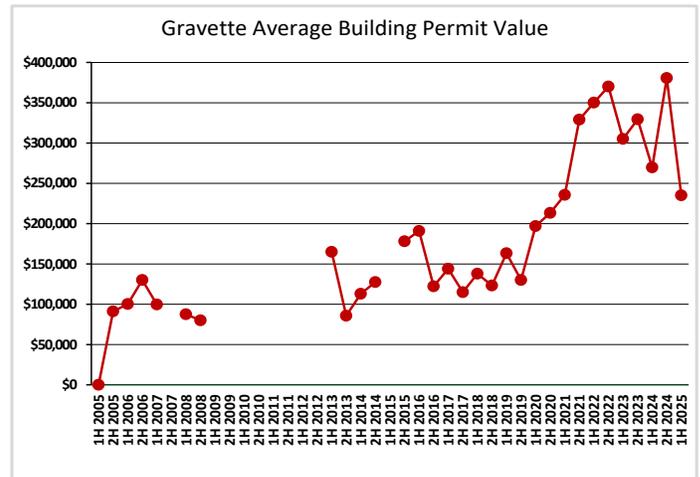
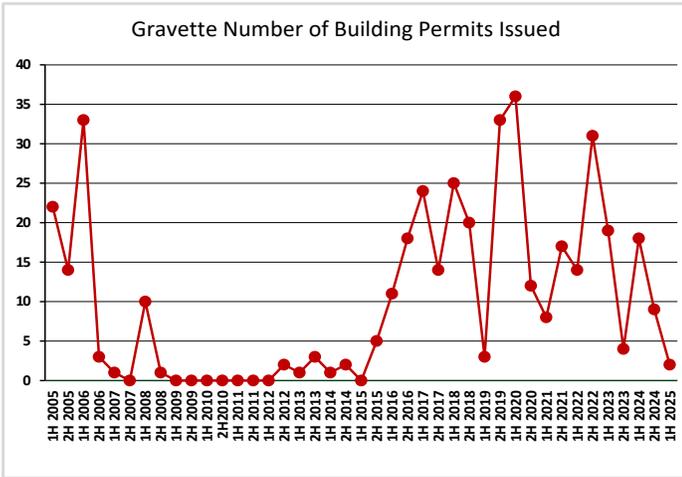
Gentry-Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 2H 2024	% change from 1H 2024
Number of Houses Sold	59	81	56	-5.1%	-30.9%
Average Price of Houses Sold	\$268,871	\$260,517	\$270,817	0.7%	4.0%
Average Days on Market	104	91	104	0	0
Average Price per Square Foot	\$164.51	\$162.54	\$169.82	3.2%	4.5%
Percentage of County Sales	1.3%	1.4%	1.1%	-16.1%	-25.4%
Number of New Houses Sold	32	51	16	-50.0%	-68.6%
Average Price of New Houses Sold	\$267,750	\$252,717	\$260,916	-2.6%	3.2%
Average Days on Market of New Houses Sold	115	96	161	39.5%	67.9%
Number of Houses Listed	35	19	20	-42.9%	5.3%
Average List Price of Houses Listed	\$589,325	\$424,278	\$467,513	-5.2%	-2.6%

# Gentry

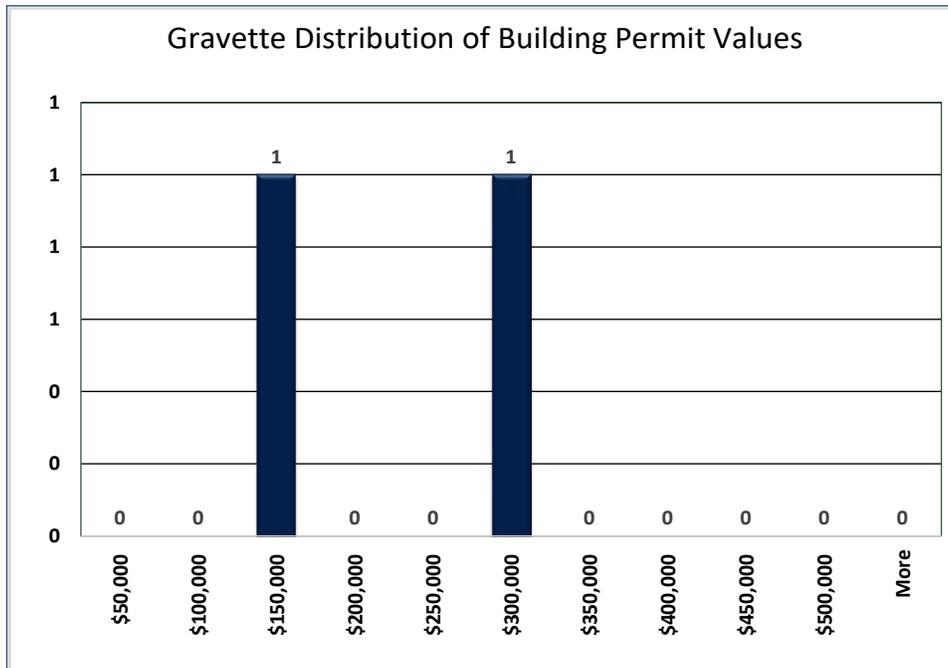
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
College Hill	1	1.8%	2,098	31	\$337,000	\$160.63
Crestview Heights	1	1.8%	1,378	91	\$190,000	\$137.88
Gentry Original	8	14.3%	1,448	69	\$232,188	\$165.04
Grand Estates	5	8.9%	1,744	94	\$302,500	\$174.41
Hastings Gentry	1	1.8%	1,120	35	\$199,000	\$177.68
Hornbeck Heights	1	1.8%	1,296	32	\$450,000	\$347.22
James W Kelchner	1	1.8%	1,250	34	\$251,500	\$201.20
Main Street Village	8	14.3%	1,747	220	\$280,563	\$161.28
Oak Lawn	1	1.8%	1,844	111	\$248,000	\$134.49
Oaks, The	1	1.8%	1,603	48	\$300,000	\$187.15
Parks Avenue	1	1.8%	1,141	50	\$205,000	\$179.67
Phillips Park	1	1.8%	1,692	78	\$294,900	\$174.29
Pioneer Woods	2	3.6%	1,747	87	\$284,000	\$162.52
Plucks	1	1.8%	1,097	95	\$170,000	\$154.97
Round Prairie Estate	1	1.8%	1,444	54	\$264,900	\$183.45
Rustic Flats	1	1.8%	2,351	46	\$370,000	\$157.38
Rustic Ridge	2	3.6%	2,150	123	\$352,500	\$163.97
Sandy Acres	7	12.5%	1,405	112	\$233,379	\$168.07
Springhill	2	3.6%	1,521	90	\$243,000	\$161.36
Sunny Acres	1	1.8%	1,312	197	\$133,000	\$101.37
Sunset Ridge	7	12.5%	1,643	94	\$278,986	\$169.86
Other	2	3.6%	2,091	46	\$396,200	\$194.35
<b>Gentry Total Sold</b>	<b>56</b>	<b>100.0%</b>	<b>1,612</b>	<b>104</b>	<b>\$270,817</b>	<b>\$169.82</b>

# Gravette Building Permits



Gravette	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	18	9	2	-88.9%	-77.8%
Average Value of Residential Building Permits	\$269,704	\$380,654	\$235,084	-12.8%	-38.2%



# Gravette

## Active Subdivisions

There were 27 total lots in 1 active subdivisions in Gravette in the first half of 2025. 70.4 percent of the lots were occupied, 3.7 percent were complete but unoccupied, 3.7 were under construction, 0.0 percent were starts, and 22.2 percent were empty lots.

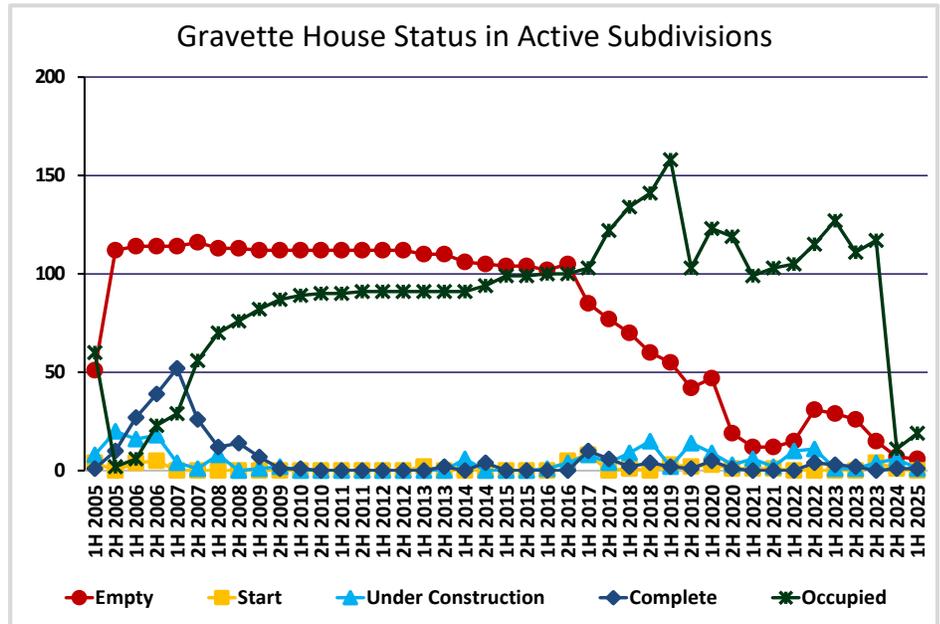
The subdivisions with the most houses under construction in Gravette during the first half of 2025 was Jenna Estates with 1 house.

Jenna Estates had the most houses becoming occupied in Gravette with 8 houses.

New construction or progress in existing construction has occurred in the last year in the 1 active subdivisions in Gravette.

8 new houses in Gravette became occupied in the first half of 2025.

The annual absorption rate implies that there are 8.0 months of remaining inventory in 1 active subdivisions, down from 18.0 percent in the second half of 2024.



In the 1 active subdivision in Gravette, absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 54.3 percent in the first half of 2025.

Additionally, 115 new lots in 1 subdivision received either preliminary or final approval by first half of 2025.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Jenna Estates	6	0	1	1	19	27	8	8.0
Gravette Active Subdivisions	6	0	1	1	19	27	8	5.3

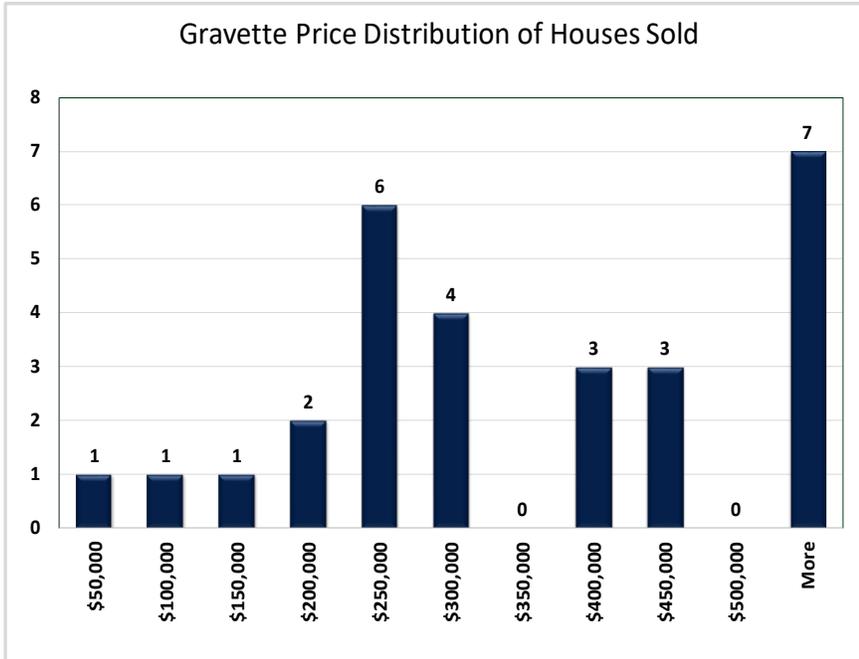
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Spavinaw Village	2H 2024	115		115
New and Preliminary		115	0	115

# Gravette

## Price Distribution of Houses Sold



28 houses were sold in Gravette in the first half of 2025.

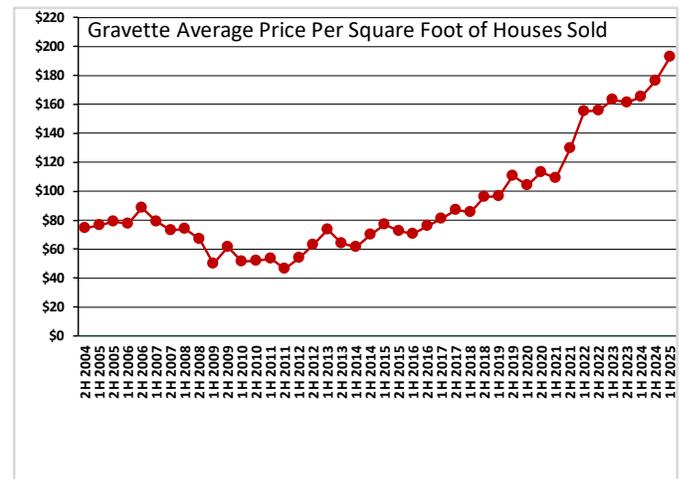
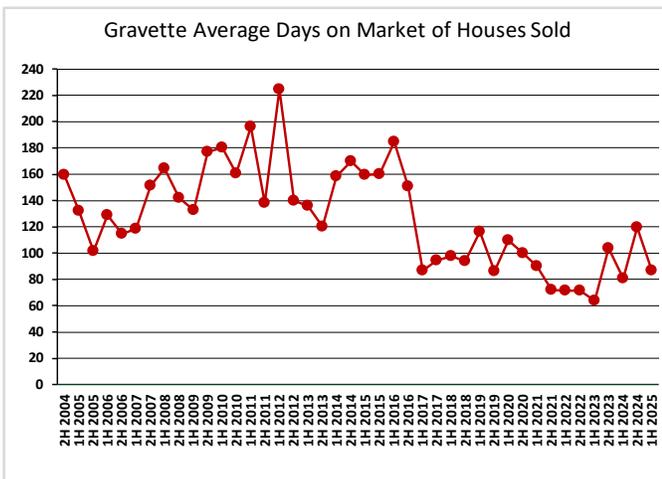
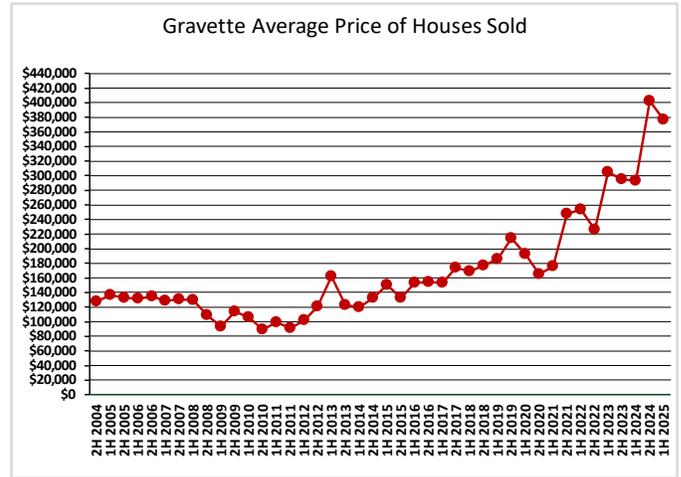
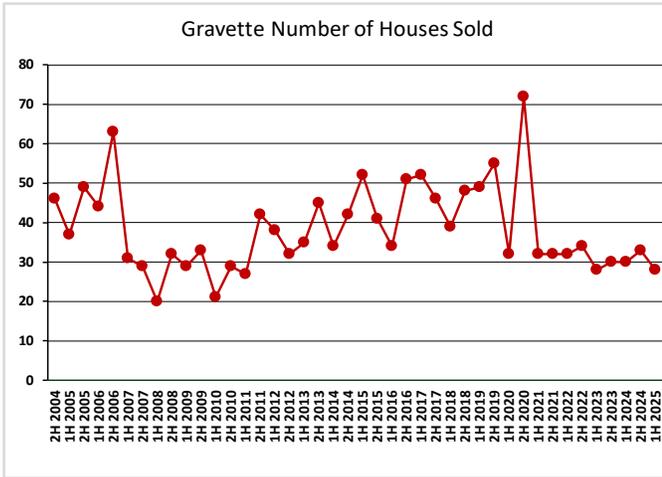
The average price of a house was \$376,893 at \$192.74 per square foot.

The median cost of a house was \$275,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	3.6%	1,040	161	69.3%
\$50,001 - \$100,000	1	3.6%	648	70	87.0%
\$100,001 - \$150,000	1	3.6%	713	58	100.0%
\$150,001 - \$200,000	2	7.1%	1,008	67	96.5%
\$200,001 - \$250,000	6	21.4%	1,457	75	98.6%
\$250,001 - \$300,000	4	14.3%	1,495	60	99.1%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	3	10.7%	1,713	62	95.9%
\$400,001 - \$450,000	3	10.7%	2,519	70	99.3%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	7	25.0%	3,109	131	99.6%
<b>Gravette Sold</b>	<b>28</b>	<b>100.0%</b>	<b>1,914</b>	<b>87</b>	<b>97.2%</b>

# Gravette

## Characteristics of Houses Sold



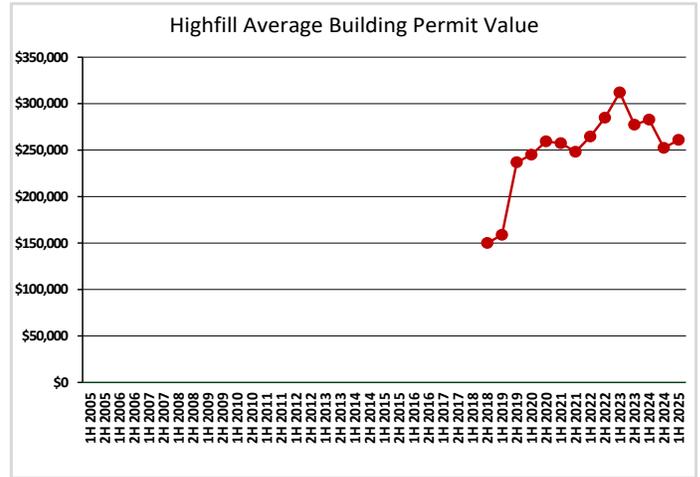
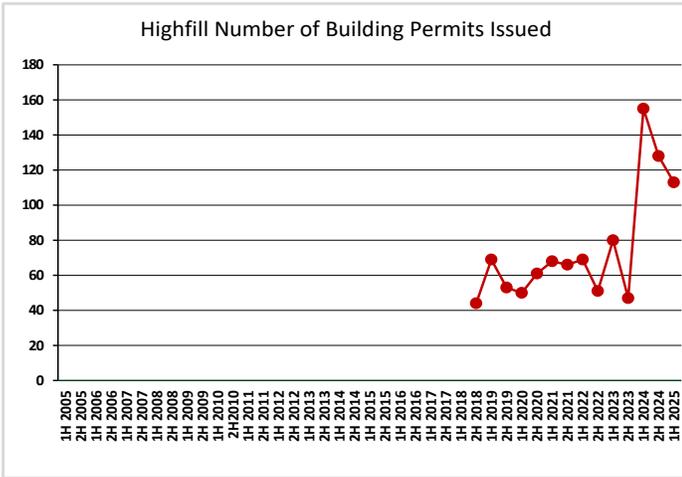
Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 2H 2024	% change from 1H 2024
Number of Houses Sold	30	33	28	-6.7%	-15.2%
Average Price of Houses Sold	\$292,999	\$402,272	\$376,893	28.6%	-6.3%
Average Days on Market	81	120	87	7.5%	-27.5%
Average Price per Square Foot	165.15	176.51	192.74	16.7%	9.2%
Percentage of County Sales	0	0	0	5.4%	-17.5%
Number of New Houses Sold	5	14	6	20.0%	-57.1%
Average Price of New Houses Sold	\$500,244	\$527,826	\$699,450	39.8%	32.5%
Average Days on Market of New Houses Sold	117	114	143	22.1%	25.9%
Number of Houses Listed	12	18	19	58.3%	5.6%
Average List Price of Houses Listed	\$484,682	\$371,373	\$413,675	-20.7%	10.2%

# Gravette

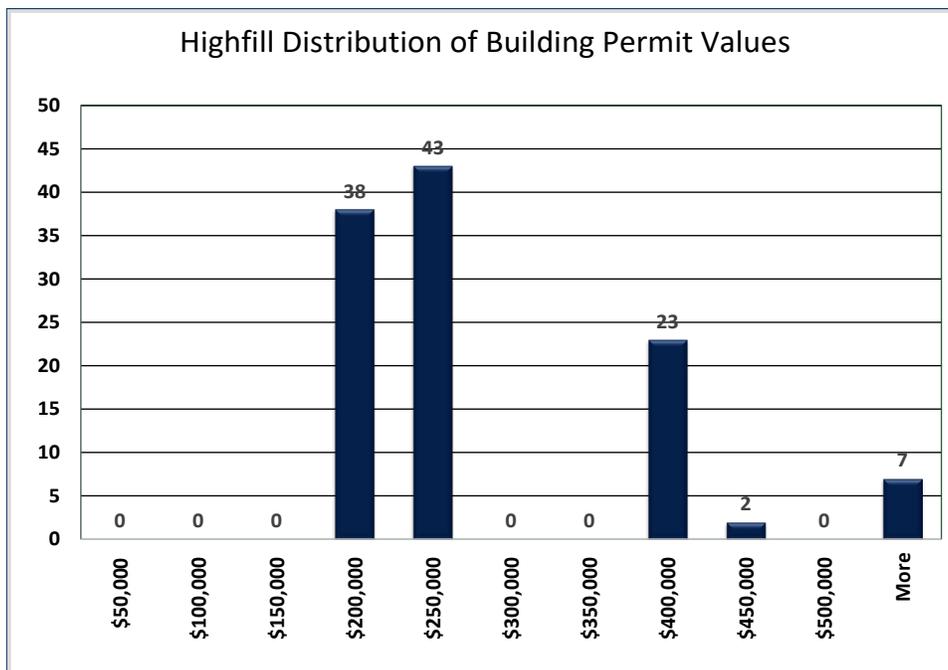
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Country Estates	1	3.6%	3,736	138	\$438,000	\$117.24
Country Side Estates	1	3.6%	1,325	52	\$235,000	\$177.36
Easley Estates	1	3.6%	1,168	42	\$250,000	\$214.04
Gravette Original	3	10.7%	1,056	58	\$202,000	\$191.92
Jenna Estates	7	25.0%	3,109	131	\$704,002	\$227.03
Loydon Oaks	1	3.6%	1,757	38	\$450,000	\$256.12
Nelsen Park	1	3.6%	1,040	161	\$45,000	\$43.27
Patriot Park	1	3.6%	1,373	49	\$270,000	\$196.65
Ridgeview Estates	1	3.6%	2,064	35	\$450,000	\$218.02
Touch Me Not Springs	1	3.6%	1,596	79	\$260,000	\$162.91
Walnut Creek	3	10.7%	1,671	50	\$316,333	\$188.22
Walnut Hill	1	3.6%	713	58	\$140,000	\$196.35
Wells	1	3.6%	648	70	\$100,000	\$154.32
Other	5	17.9%	1,646	93	\$286,400	\$186.15
<b>Gravette Sold</b>	<b>28</b>	<b>100.0%</b>	<b>1,914</b>	<b>87</b>	<b>\$376,893</b>	<b>\$192.74</b>

# Highfill Building Permits



Highfill	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	155	128	113	-27.1%	-11.7%
Average Value of Residential Building Permits	\$282,709	\$252,338	\$260,989	-7.7%	3.4%



# Highfill

## Active Subdivisions

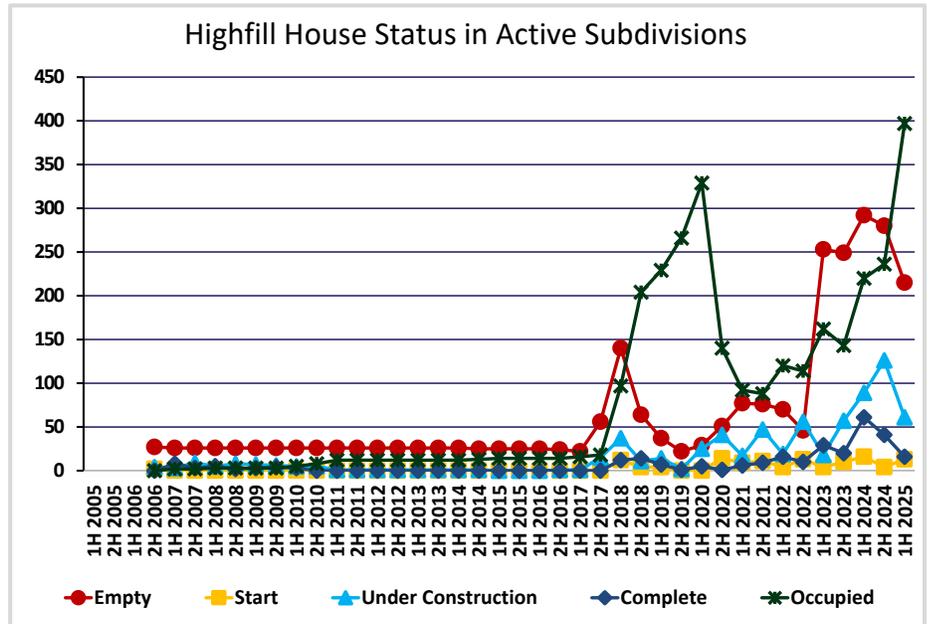
There were 702 total lots in 11 active subdivisions in Highfill in the first half of 2025. 56.6 percent of the lots were occupied, 2.3 percent were complete but unoccupied, 8.7 were under construction, 1.9 percent were starts, and 30.6 percent were empty lots.

The subdivisions with the most houses under construction in Highfill during the first half of 2025 were Woodward Park, Phase II with 24. Woodward Park, Phase I followed with 12 houses under construction.

Applewood Estates had the most I had the most houses becoming occupied in Highfill with 57 houses. An additional 52 houses in Woodward Park, Phase I became occupied in the first half of 2025.

No new construction or progress in existing construction has occurred in the last year in 1 of the 11 active subdivisions in Highfill.

161 new houses in Highfill became



occupied in the first half of 2025. The annual absorption rate implies that there are 13.5 months of remaining inventory in 11 active subdivisions, down from 28.8 percent in the second half of 2024.

In 2 of the active subdivisions in Highfill, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Highfill from 55.7 percent in 2012 to 45.3 percent in the first half of 2025.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Apple Crossing	0	0	0	0	89	89	10	0.0
Applewood Estates	2	0	0	2	100	104	57	0.5
Healing Springs, Phase I	6	0	3	0	5	14	1	108.0
Healing Springs, Phase II	16	1	9	0	9	35	5	39.0
Holland Hills Estates	10	0	0	0	22	32	5	20.0
Little Osage Hills, Phase I, I I	10	0	0	0	15	25	1	120.0
Mason Valley Estates, Phase I-A <sup>1</sup>	46	0	3	4	0	53	0	--
Snyder Farms	86	0	9	1	5	101	0	384.0
Snyderwolf <sup>1,2</sup>	0	0	1	0	8	9	0	--
Woodward Park, Phase I	2	8	12	0	114	136	52	3.2
Woodward Park, Phase II	37	4	24	9	30	104	30	29.6
<b>Highfill Active Subdivisions</b>	<b>215</b>	<b>13</b>	<b>61</b>	<b>16</b>	<b>397</b>	<b>702</b>	<b>161</b>	<b>13.5</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Highfill

## Active Subdivisions

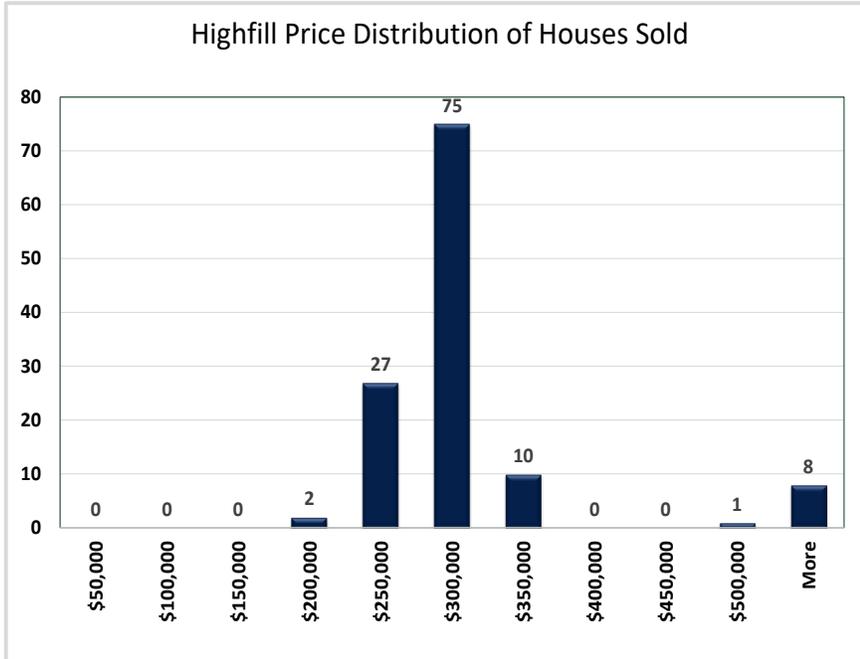
Additionally, 193 new lots in 1 subdivision received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Savannah Park	2H 2022	193		193
		193		193



# Highfill

## Price Distribution of Houses Sold



123 houses were sold in Highfill in the first half of 2025.

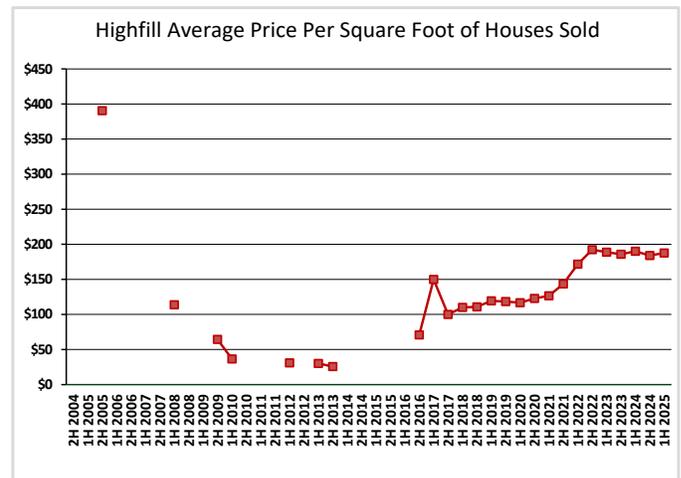
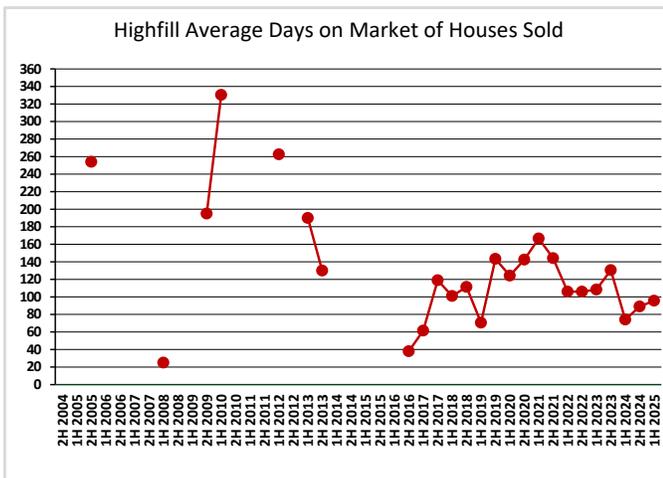
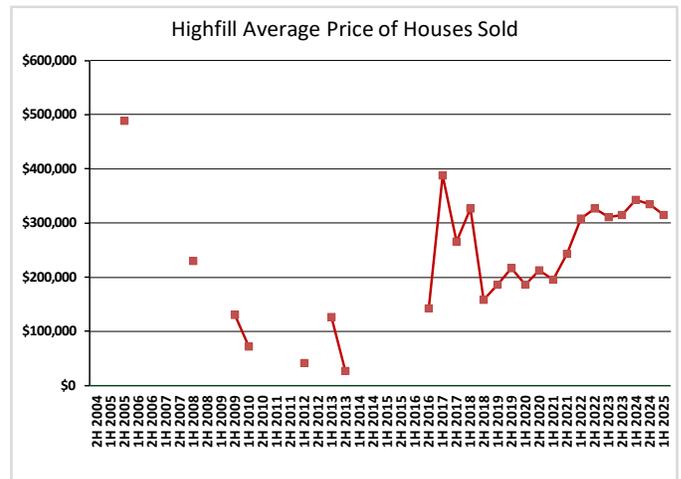
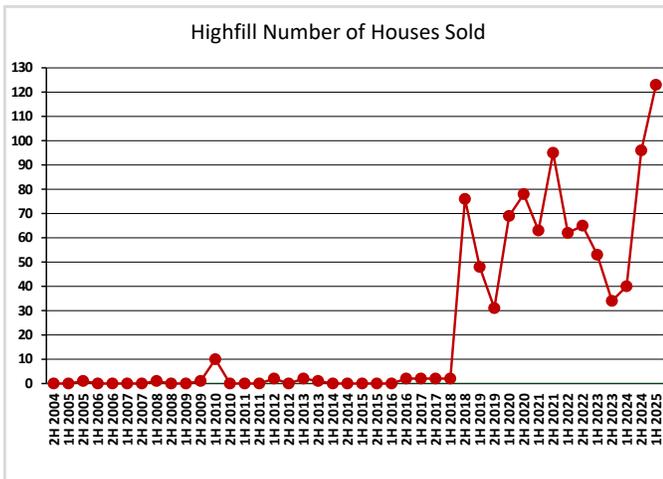
The average price of a house was \$314,480 at \$187.55 per square foot.

The median cost of a house was \$264,200.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	2	1.6%	859	101	100.0%
\$200,001 - \$250,000	27	22.0%	1,382	92	99.8%
\$250,001 - \$300,000	75	61.0%	1,497	100	99.9%
\$300,001 - \$350,000	10	8.1%	1,639	72	98.2%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	0.8%	1,540	56	92.0%
\$500,001+	8	6.5%	3,790	102	95.5%
<b>Highfill Sold</b>	<b>123</b>	<b>100.0%</b>	<b>1,622</b>	<b>96</b>	<b>99.4%</b>

# Highfill

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	40	96	123	207.5%	28.1%
Average Price of Houses Sold	\$343,233	\$334,180	\$314,480	-8.4%	-5.9%
Average Days on Market	74	89	96	29.0%	7.3%
Average Price per Square Foot	\$189.98	\$183.96	\$187.55	-1.3%	2.0%
Percentage of County Sales	1.1%	2.2%	2.7%	147.2%	25.1%
Number of New Houses Sold	12	66	100	733.3%	51.5%
Average Price of New Houses Sold	\$434,650	\$336,705	\$290,795	-33.1%	-13.6%
Average Days on Market of New Houses Sold	82	101	98	20.3%	-2.4%
Number of Houses Listed	11	33	39	254.5%	18.2%
Average List Price of Houses Listed	\$484,682	\$371,373	\$413,675	-14.7%	11.4%

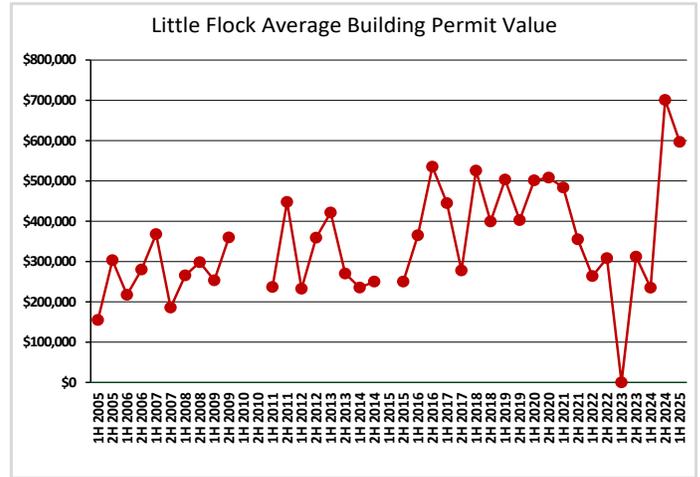
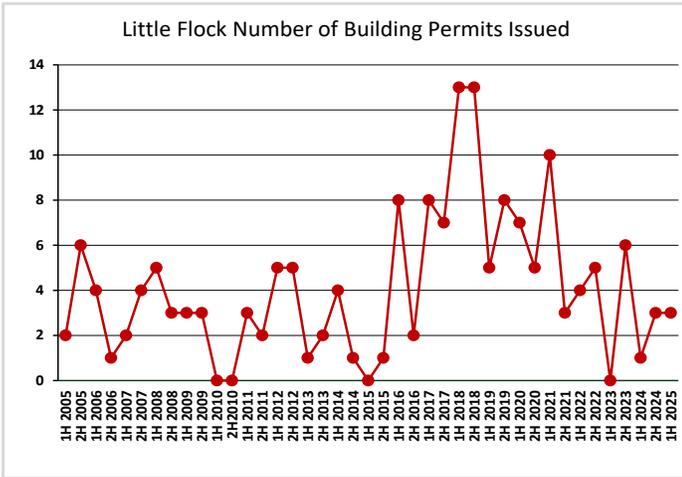
# Highfill

## Characteristics of Houses Sold

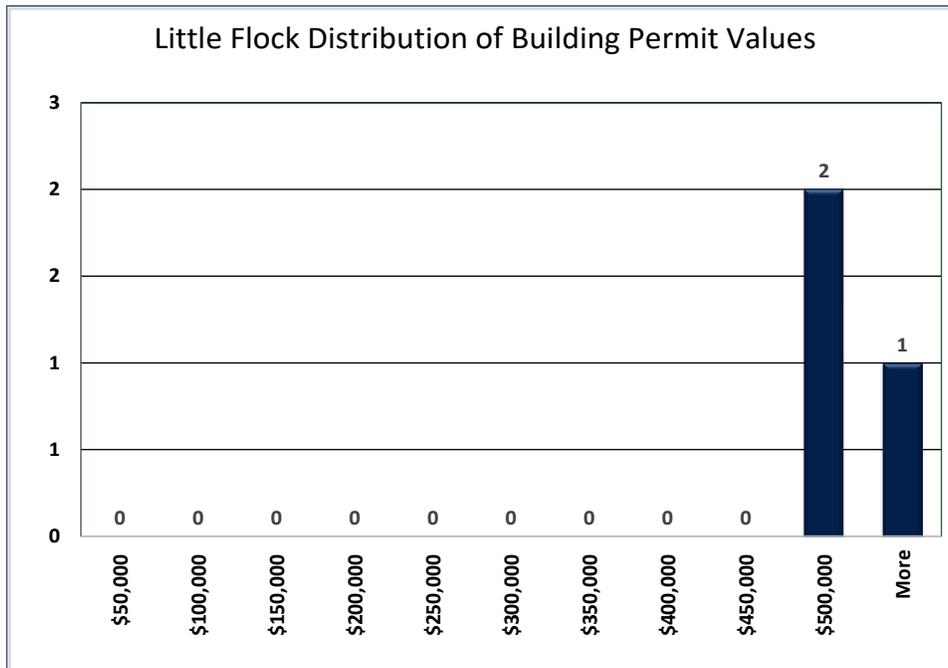
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applewood Estates	35	28.5%	1,595	110	\$278,950	\$175.54
Beau Chalet	1	0.8%	4,850	38	\$1,450,000	\$298.97
Healing Springs	2	1.6%	4,891	75	\$1,425,000	\$292.07
Minor	1	0.8%	2,950	110	\$925,000	\$313.56
Silver Meadows	12	9.8%	1,476	65	\$295,554	\$200.41
Southern Comfort Estates	1	0.8%	2,893	120	\$708,785	\$245.00
Woodward Hills	5	4.1%	1,552	109	\$309,980	\$201.21
Woodward Park	61	49.6%	1,400	92	\$247,122	\$177.75
Other	5	4.1%	2,477	107	\$562,600	\$245.76
	123	100.0%	1,622	96	\$314,480	\$187.55



# Little Flock Building Permits



Little Flock	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	1	3	3	200.0%	0.0%
Average Value of Residential Building Permits	\$235,000	\$700,986	\$596,702	153.9%	-14.9%



# Little Flock Active Subdivisions

There were 93 total lots in 2 active subdivisions in Little Flock in the first half of 2025. 93.5 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 6.5 percent were empty lots.

No subdivisions had houses under construction in Little Flock

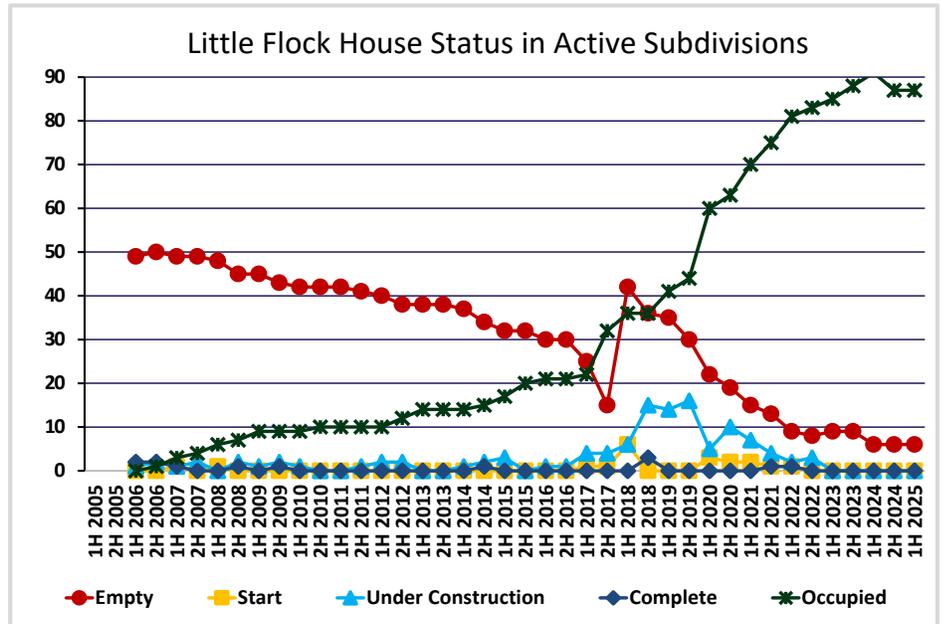
No subdivisions had houses becoming occupied in Little Flock.

No new construction or progress in existing construction has occurred in the last year in either of the 2 active subdivisions in Little Flock.

No new houses in Little Flock became occupied in the first half of 2025. The 6 empty lots may be privately owned and it is difficult to estimate the months of inventory.

No absorption occurred in 1 of the 2 active subdivisions, in the last year.

The percentage of houses occupied by owners decreased in Little Flock from 75.5 percent in 2012 to 71.2 percent in the first half of 2025.



Additionally, 27 new lots in 1 subdivision received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Gwen Meadows	1H 2025		27	27
New and Preliminary			27	27

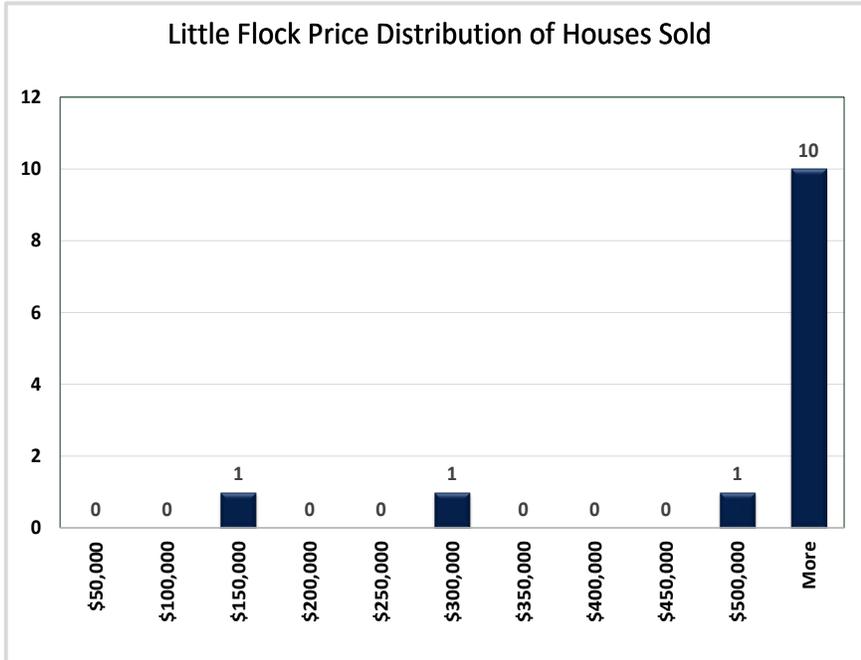
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court <sup>1,2</sup>	2	0	0	0	39	41	0	--
Meadows, The <sup>2</sup>	4	0	0	0	48	52	0	--
<b>Little Flock Active Subdivisions</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>87</b>	<b>93</b>	<b>0</b>	<b>--</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Little Flock

## Price Distribution of Houses Sold



13 houses were sold in Little Flock in the first half of 2025.

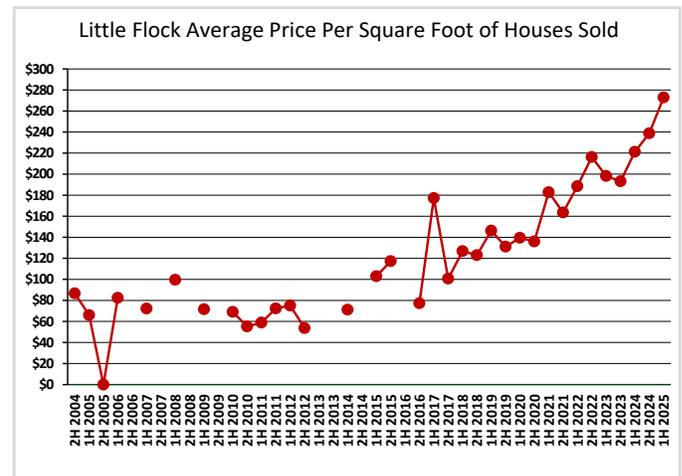
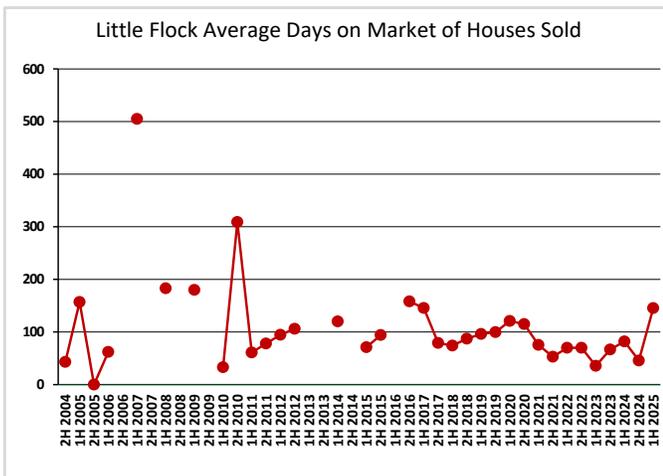
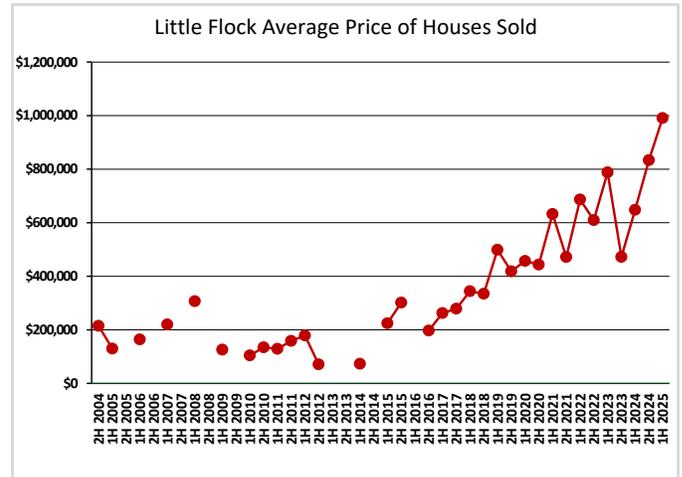
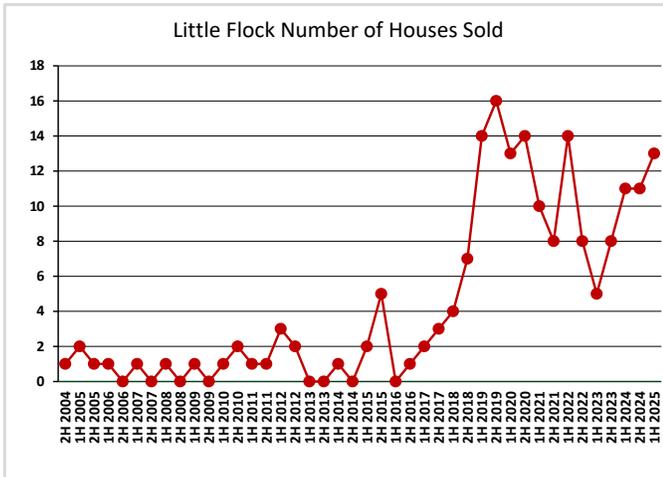
The average price of a house was \$990,781 at \$272.93 per square foot.

The median cost of a house was \$1,100,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	7.7%	1,344	591	93.9%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	7.7%	1,961	102	96.8%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	7.7%	1,249	40	100.0%
\$500,001+	10	76.9%	4,169	116	93.9%
<b>Little Flock Sold</b>	<b>13</b>	<b>100.0%</b>	<b>3,557</b>	<b>145</b>	<b>94.6%</b>

# Little Flock

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	11	11	13	18.2%	18.2%
Average Price of Houses Sold	\$647,864	\$833,400	\$990,781	52.9%	18.9%
Average Days on Market	82	46	145	77.7%	218.6%
Average Price per Square Foot	\$221.14	\$238.80	\$272.93	23.4%	14.3%
Percentage of County Sales	0.6%	0.6%	0.9%	58.6%	45.8%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	4	3	6	50.0%	100.0%
Average List Price of Houses Listed	\$644,639	\$979,667	\$871,317	35.2%	-11.1%

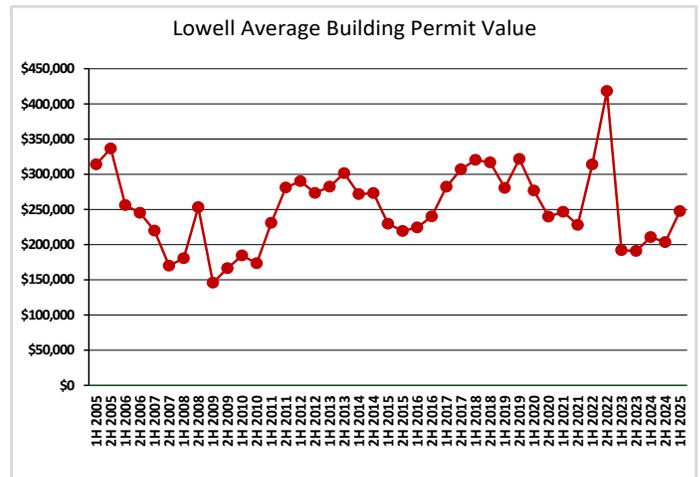
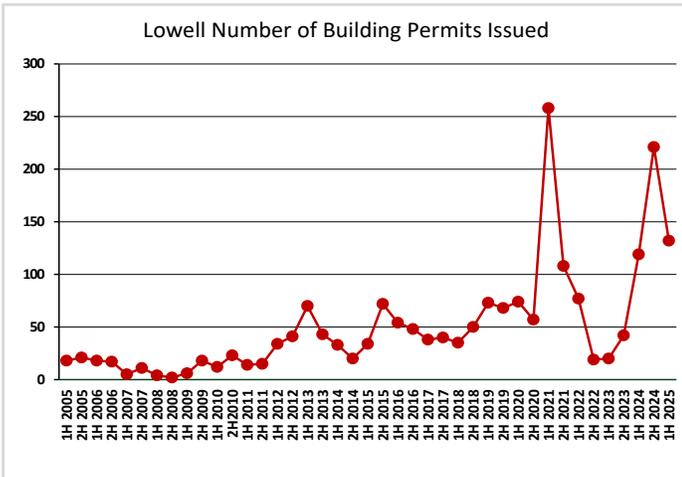
# Little Flock

## Characteristics of Houses Sold

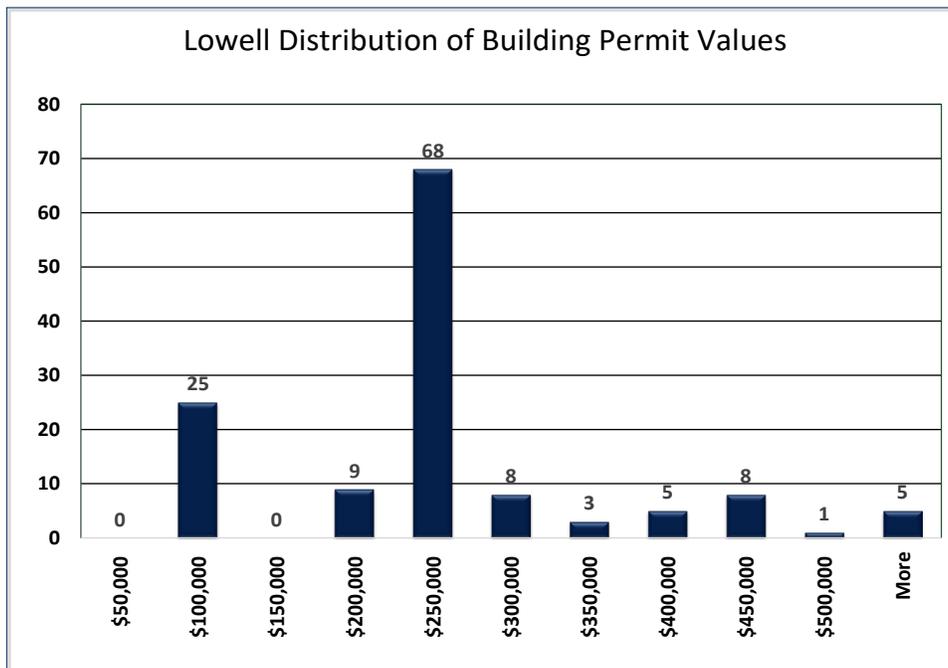
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Copper Ridge	3	23.1%	4,487	50	\$1,490,533	\$332.32
Meadows, The	2	15.4%	4,760	142	\$1,083,275	\$228.45
Richards Glen	2	15.4%	4,780	50	\$1,302,500	\$272.11
West Brush Creek	1	7.7%	1,961	102	\$300,000	\$152.98
Other	5	38.5%	2,348	251	\$667,400	\$279.41
	13	100.0%	3,557	145	\$990,781	\$272.93



# Lowell Building Permits



Lowell	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	119	221	132	10.9%	-40.3%
Average Value of Residential Building Permits	\$210,694	\$203,520	\$247,514	17.5%	21.6%



# Lowell

## Active Subdivisions

There were 438 total lots in 6 active subdivisions in Lowell in the first half of 2025. 55.0 percent of the lots were occupied, 7.5 percent were complete but unoccupied, 20.8 were under construction, 5.9 percent were starts, and 10.7 percent were empty lots.

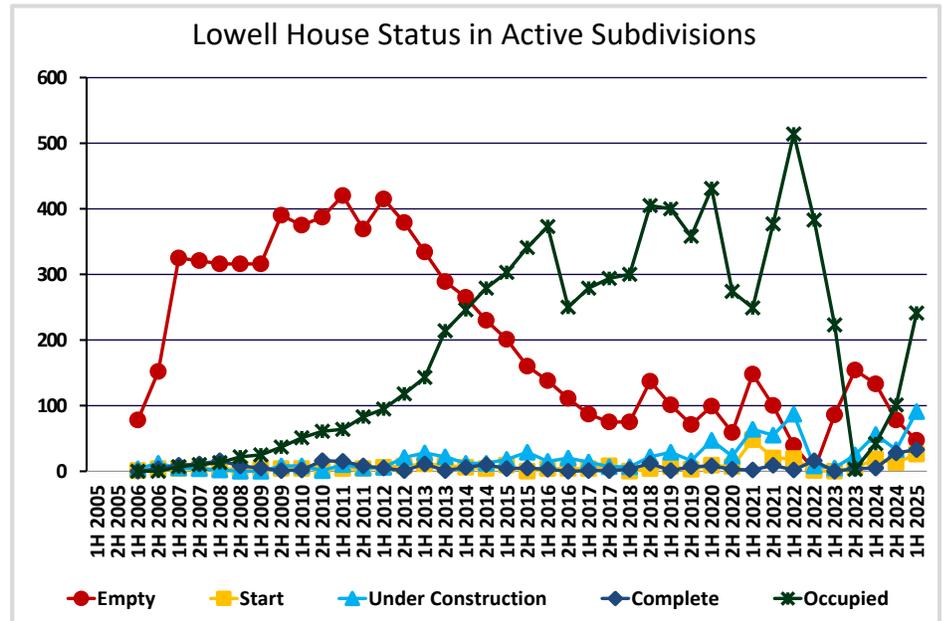
The subdivisions with the most houses under construction in Lowell during the first half of 2025 were Hudson Steel Phase I with 28. Shepherd Hill followed with 23,

Shepherd Hill had the most houses becoming occupied in Lowell with 63 houses each. An additional 27 houses in Crescent View, Phase II and Hunt Farms, Phase I became occupied in the first half of 2025.

New construction or progress in existing construction has occurred in the last year in all of the 6 active subdivisions in Lowell.

140 new houses in Lowell became occupied in the first half of 2025. The annual absorption rate implies that there are 11.9 months of remaining inventory in 6 active subdivisions, down from 18.6 percent in the second half of 2024.

In all 6 of the active subdivisions in Lowell, absorption occurred in the last year.



The percentage of houses occupied by owners decreased in Lowell from 72.7 percent in 2012 to 61.2 percent in the first half of 2025.

Additionally, 977 new lots in 10 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bishop Vineyards, Phase I	2H 2022	48		48
Bishop Vineyards, Phase II	2H 2022	92		92
Hunt Farms, Phase III	1H 2024	45		45
Hunt Farms, Phase IV	1H 2024	42		42
Hunt Farms, Phase V	1H 2024	42		42
Lakewood, Phase VIII	2H 2021		92	92
Laramie	2H 2020		127	127
Parkside, Phase I	1H 2024	60		60
Parkside, Phase II+	1H 2024	174		174
Tucker	2H 2022	65		65
<b>New and Preliminary Lots</b>		<b>568</b>	<b>787</b>	<b>977</b>

# Lowell

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Concord Heights	15	0	9	5	61	90	23	7.9
Crescent View, Phase II	20	5	17	7	54	103	27	15.9
Hudson Steel Phase I	5	2	28	9	0	44	0	--
Hunt Farms, Phase I	0	0	0	0	63	63	27	0.0
Hunt Farms, Phase II	6	13	14	0	0	33	0	--
Shepherd Hill	1	6	23	12	63	105	63	8.0
<b>Lowell Active Subdivisions</b>	<b>47</b>	<b>26</b>	<b>91</b>	<b>33</b>	<b>241</b>	<b>438</b>	<b>140</b>	<b>11.9</b>

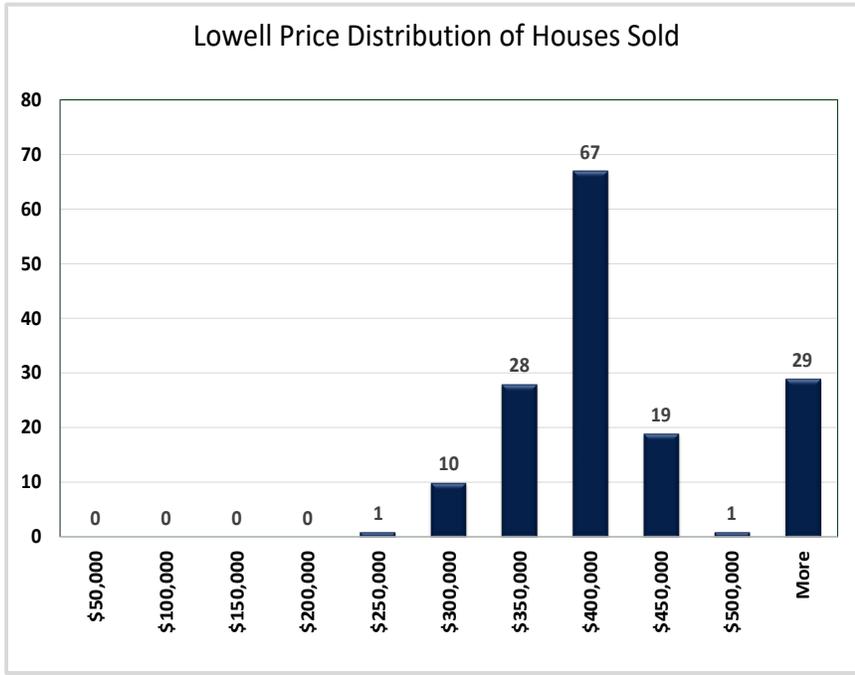
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.



# Lowell

## Price Distribution of Houses Sold



155 houses were sold in Lowell in the first half of 2025.

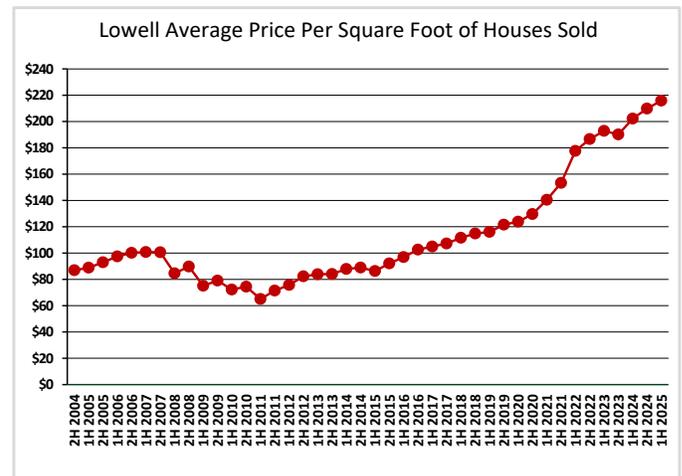
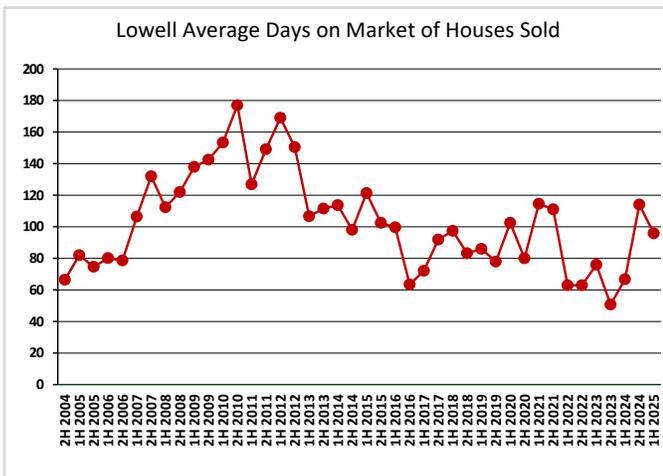
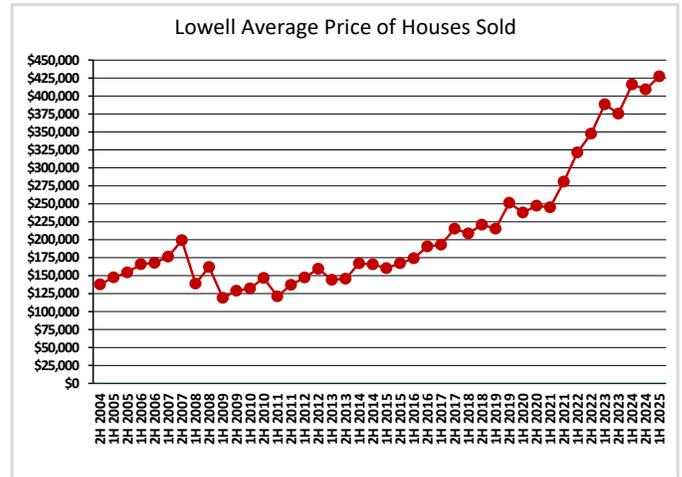
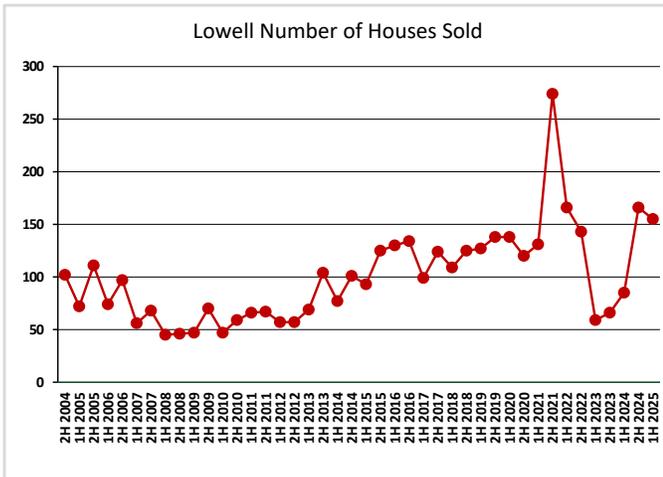
The average price of a house was \$427,386 at \$215.84 per square foot.

The median cost of a house was \$378,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	1	0.6%	1,260	29	100.0%
\$250,001 - \$300,000	10	6.5%	1,379	62	98.1%
\$300,001 - \$350,000	28	18.1%	1,599	61	99.2%
\$350,001 - \$400,000	67	43.2%	1,804	109	99.9%
\$400,001 - \$450,000	19	12.3%	2,032	106	99.4%
\$450,001 - \$500,000	1	0.6%	2,209	68	100.0%
\$500,001+	29	18.7%	2,878	108	99.5%
<b>Lowell Sold</b>	<b>155</b>	<b>100.0%</b>	<b>1,968</b>	<b>96</b>	<b>99.5%</b>

# Lowell

## Characteristics of Houses Sold



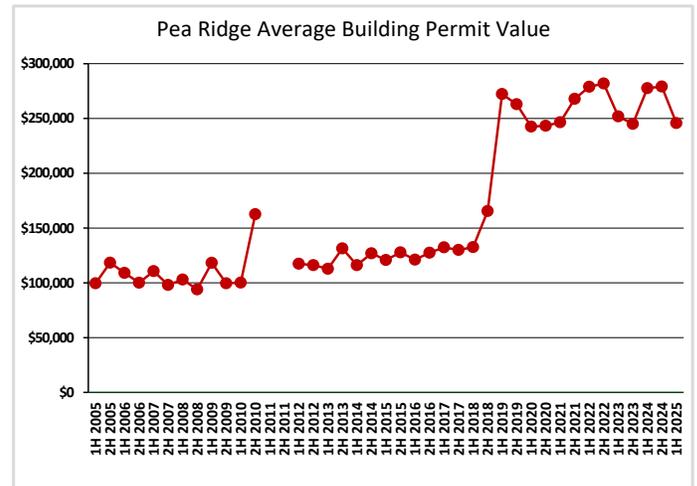
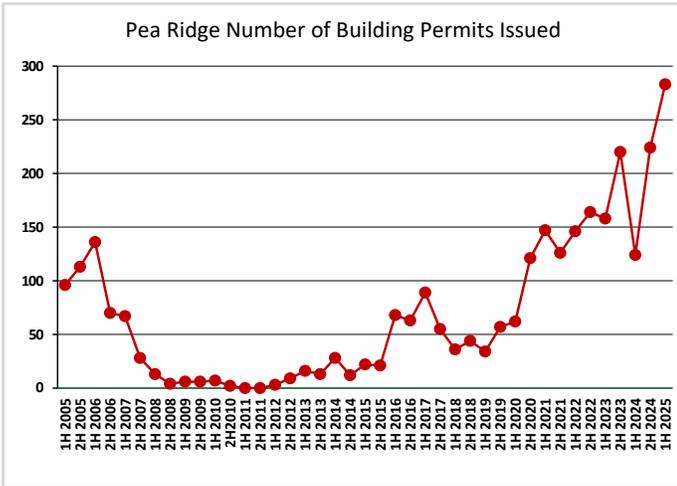
Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	85	166	155	82.4%	-6.6%
Average Price of Houses Sold	\$416,172	\$409,227	\$427,386	2.7%	4.4%
Average Days on Market	67	114	96	43.6%	-16.0%
Average Price per Square Foot	\$202.26	\$209.80	\$215.84	6.7%	2.9%
Percentage of County Sales	2.8%	4.6%	4.6%	64.3%	1.2%
Number of New Houses Sold	28	98	93	232.1%	-5.1%
Average Price of New Houses Sold	\$539,989	\$420,863	\$444,090	-17.8%	5.5%
Average Days on Market of New Houses Sold	95	152	116	22.5%	-23.6%
Number of Houses Listed	181	196	314	300.0%	250.0%
Average List Price of Houses Listed	\$465,096	\$433,000	\$446,006	-4.1%	3.0%

# Lowell

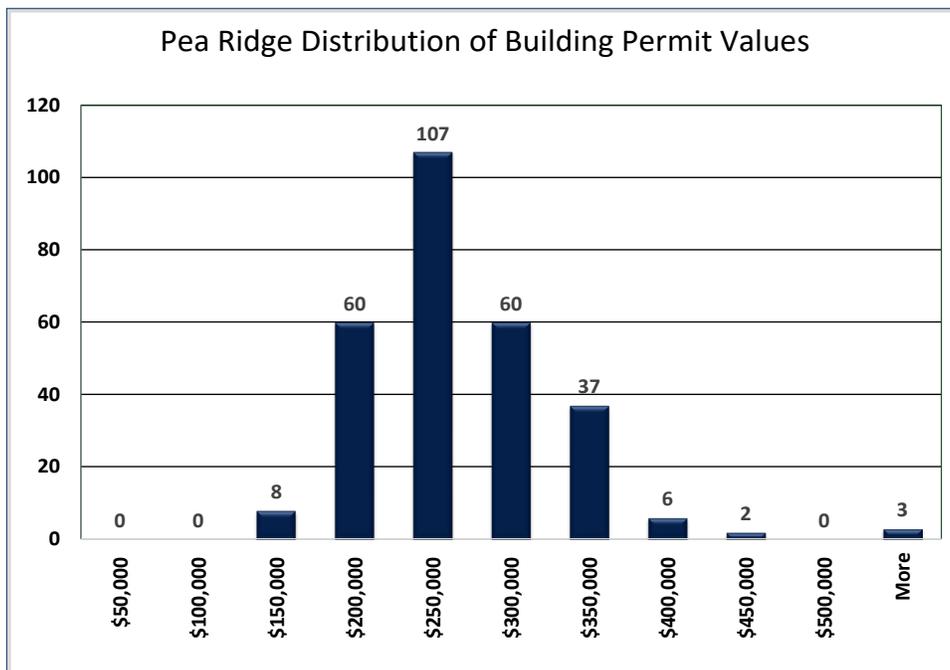
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cambridge Place	2	1.3%	1,576	62	\$311,168	\$198.25
Carrington Parke	1	0.6%	1,908	117	\$335,000	\$175.58
Center Point Park	1	0.6%	1,504	28	\$305,000	\$202.79
Chet Miller, The	1	0.6%	2,387	69	\$445,000	\$186.43
Concord Heights	12	7.7%	1,913	179	\$392,063	\$205.01
Concord Place	2	1.3%	1,814	10	\$343,000	\$189.15
Crescent View	18	11.6%	2,892	126	\$724,361	\$250.50
Cross Creek	1	0.6%	3,879	30	\$825,000	\$212.68
Edinburgh	3	1.9%	2,273	166	\$439,467	\$195.49
Greene Acres	1	0.6%	1,172	61	\$259,000	\$220.99
Highland Meadows	3	1.9%	1,349	35	\$263,000	\$194.83
Hunt Farms	8	5.2%	1,800	141	\$377,799	\$210.05
Lakewood	8	5.2%	1,701	86	\$359,971	\$214.54
Lincoln Place	1	0.6%	2,070	288	\$360,000	\$173.91
Lowell Estates	1	0.6%	1,596	208	\$300,000	\$187.97
Park Central	3	1.9%	1,995	36	\$423,333	\$212.17
Park View At Apple Blossom	4	2.6%	1,800	36	\$365,750	\$203.36
Prairie Meadows	4	2.6%	1,435	32	\$315,900	\$220.10
Sabre Heights	1	0.6%	1,671	34	\$421,200	\$252.06
Shepherd Hills	55	35.5%	1,800	96	\$373,358	\$207.83
Southfork	4	2.6%	1,378	58	\$282,725	\$205.71
Southview	2	1.3%	1,194	32	\$268,500	\$225.99
Summer Meadows	2	1.3%	1,782	49	\$332,450	\$187.18
Timber Ridge	6	3.9%	2,793	56	\$696,150	\$249.30
Tuscan Heights	3	1.9%	2,152	53	\$485,000	\$225.39
Weatherton	3	1.9%	1,729	49	\$377,650	\$218.70
Other	5	3.2%	2,066	71	\$460,900	\$258.63
	155	100.0%	1,968	96	\$427,386	\$215.84

# Pea Ridge Building Permits



Pea Ridge	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	124	224	283	128.2%	26.3%
Average Value of Residential Building Permits	\$277,575	\$279,168	\$245,782	-11.5%	-12.0%



# Pea Ridge Active Subdivisions

There were 2,153 total lots in 34 active subdivisions in Pea Ridge in the first half of 2025. 63.8 percent of the lots were occupied, 2.8 percent were complete but unoccupied, 6.3 were under construction, 2.4 percent were starts, and 24.7 percent were empty lots.

The subdivisions with the most houses under construction in Pea Ridge during the first half of 2025 were Yorktown, Phase I with 36. Yorktown, Phase II followed with 28,

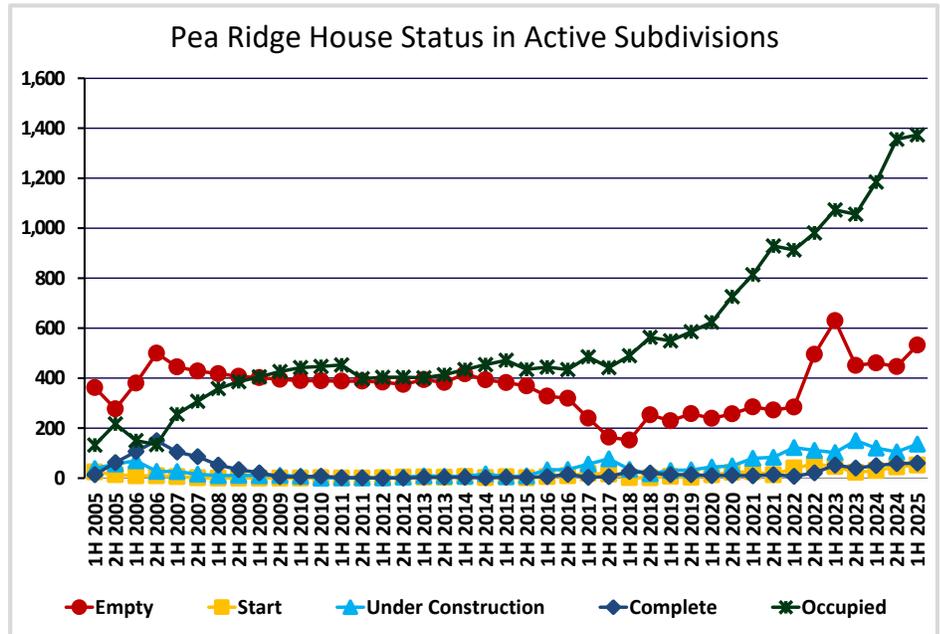
Yorktown, Phase I had the most houses becoming occupied in Pea Ridge with 27 houses. An additional 32 houses in Saratoga, Phase I became occupied in the first half of 2025.

No new construction or progress in existing construction has occurred in the last year in 8 of the 34 active subdivisions in Pea Ridge.

223 new houses in Pea Ridge became occupied in the first half of 2025. The annual absorption rate implies that there are 21.0 months of remaining inventory in 34 active subdivisions, up from 17.3 percent in the second half of 2024.

In 11 of the active subdivisions in Pea Ridge, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Pea Ridge from 70.3 percent in 2012 to 59.5 percent in the first half of 2025.



Additionally, 1,095 new lots in 9 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Dove Crossing	1H 2024	109		109
Elkhorn, Phase VI	1H 2022		41	41
Lexington	2H 2024	349		349
Riverston Farms	1H 2025	62		62
Rolling Meadows	2H 2022	164		164
Sycamore Parks	1H 2025	184		184
Walnut Hills Phase V	2H 2024		69	69
Walnut Hills Subdivision Phase VI	2H 2024	63		63
Wellington Hills, Phase III	1H 2024	54		54
<b>New and Preliminary</b>		<b>985</b>	<b>110</b>	<b>1,095</b>

# Pea Ridge

## Active Subdivisions

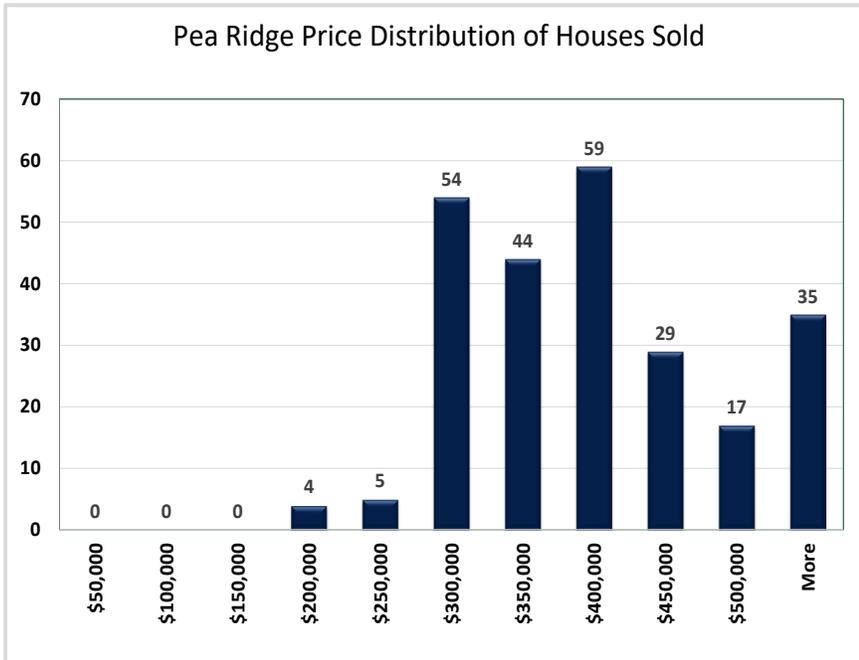
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Arlington, Phase IB	1	0	0	0	48	49	0	4.0
Arlington, Phase II	8	0	5	0	42	55	9	6.2
Battefield Estates <sup>2</sup>	0	0	0	1	105	106	0	--
Creeside Estates <sup>1,2</sup>	11	0	0	0	23	34	0	--
Concord	126	6	6	0	0	138	0	--
Deer Meadows <sup>1,2</sup>	4	0	0	0	88	92	0	--
Elkhorn, Phase IV <sup>1</sup>	1	0	0	0	58	59	0	--
Elkhorn, Phase V	11	3	8	1	47	70	13	12.0
Fox Spur, Phase II <sup>2</sup>	0	0	0	0	85	85	0	--
Greens at Sugar Creek	7	1	2	2	50	62	9	6.3
Hazelton Heights, Phase II <sup>1</sup>	40	0	0	0	43	83	0	--
Maple Glenn	0	1	0	1	118	120	0	--
Maple Glenn, Phase II <sup>2</sup>	0	0	1	0	39	40	0	3.0
Marilyn's Orchard, Phase I <sup>1,2</sup>	6	0	0	0	2	8	0	--
Marilyn's Orchard, Phase II <sup>2</sup>	7	0	0	0	1	8	0	84.0
Pea Ridge Pointe	66	0	16	0	0	82	0	--
Prairie Lea	0	0	0	1	43	44	1	6.0
Ridgeview Acres	12	0	0	0	19	31	2	72.0
Saratoga, Phase I	1	0	0	7	101	109	32	1.4
Sedona Rose, Phase I	9	1	4	2	61	77	14	6.2
SHELBY FORREST-PEA RIDGE	10	2	4	0	7	23	5	32.0
Shepherd Hills <sup>1,2</sup>	11	0	0	0	24	35	0	--
Stephanie Estates	1	1	1	1	8	12	3	6.0
Sugar Creek Estates <sup>1,2</sup>	10	0	0	0	6	16	0	--
Sugar Creek Residential Community, Phase I	12	0	5	1	54	72	4	36.0
Sugar Creek Residential Community, Phase II	9	0	0	0	34	43	1	54.0
Sugar Creek Residential Community, Phase III <sup>1,2</sup>	9	0	0	0	12	21	0	--
Walnut Hill, Phase I <sup>2</sup>	2	0	0	1	57	60	0	18.0
Walnut Hill, Phase III	0	0	0	1	59	60	18	0.2
Walnut Hill, Phase IV	10	15	11	15	29	80	29	21.1
Wellington Hills, Phase I	15	0	1	6	39	61	16	7.5
Wellington Hills, Phase II	37	10	8	0	0	55	0	--
Yorktown, Phase I	24	3	36	15	37	115	37	25.3
Yorktown, Phase II	72	9	28	5	34	148	30	40.2
<b>Pea Ridge</b>	<b>532</b>	<b>52</b>	<b>136</b>	<b>60</b>	<b>1,373</b>	<b>2,153</b>	<b>223</b>	<b>21.0</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Pea Ridge

## Price Distribution of Houses Sold



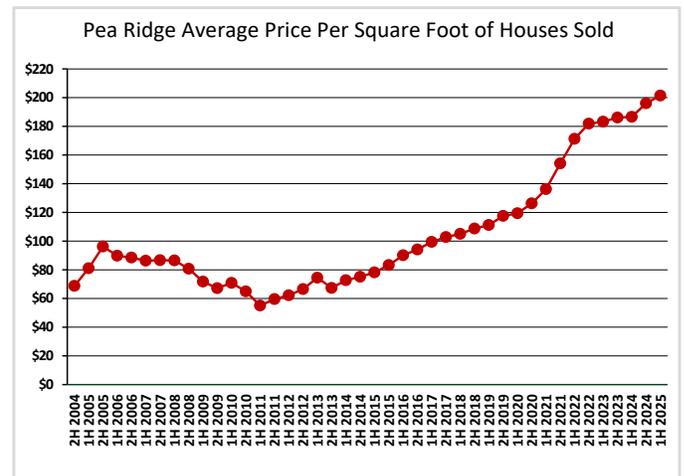
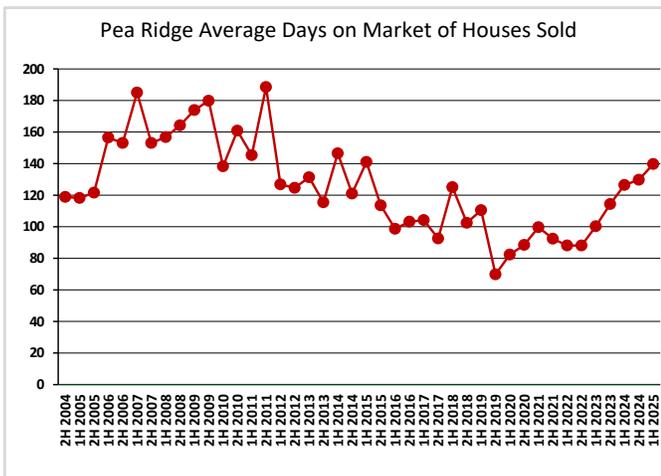
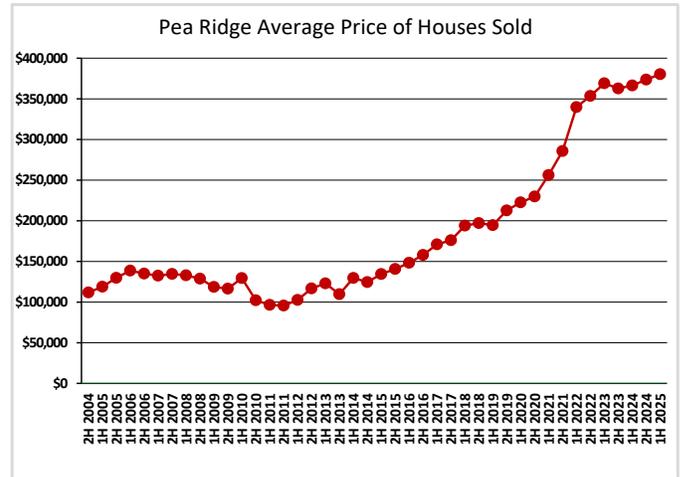
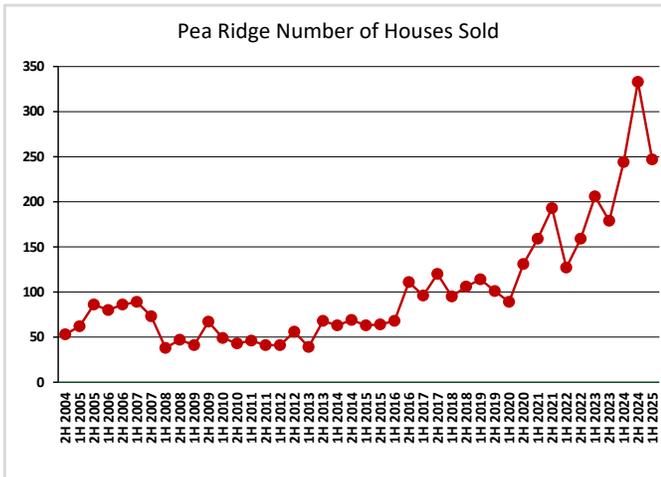
247 houses were sold in Pea Ridge in the first half of 2025.

The average price of a house was \$380,326 at \$201.40 per square foot.

The median cost of a house was \$364,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	4	1.6%	1,115	59	96.1%
\$200,001 - \$250,000	5	2.0%	1,298	68	96.5%
\$250,001 - \$300,000	54	21.9%	1,420	107	99.8%
\$300,001 - \$350,000	44	17.8%	1,705	150	99.8%
\$350,001 - \$400,000	59	23.9%	1,904	144	99.8%
\$400,001 - \$450,000	29	11.7%	2,117	116	99.3%
\$450,001 - \$500,000	17	6.9%	2,293	128	99.6%
\$500,001+	35	14.2%	2,606	215	99.2%
<b>Pea Ridge Sold</b>	<b>247</b>	<b>100.0%</b>	<b>1,889</b>	<b>140</b>	<b>99.5%</b>

# Pea Ridge Characteristics of Houses Sold



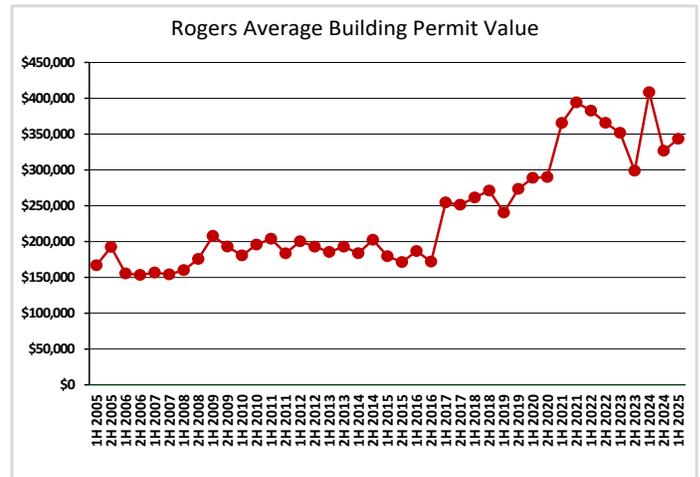
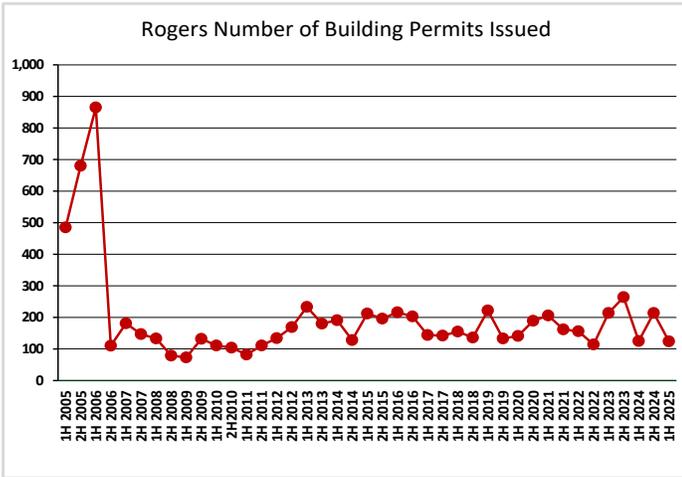
Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	244	333	247	1.2%	-25.8%
Average Price of Houses Sold	\$366,367	\$373,697	\$380,326	3.8%	1.8%
Average Days on Market	126	130	140	10.5%	7.7%
Average Price per Square Foot	\$186.60	\$196.01	\$201.40	7.9%	2.8%
Percentage of County Sales	7.1%	8.4%	6.6%	-7.8%	-21.6%
Number of New Houses Sold	172	250	164	-4.7%	-34.4%
Average Price of New Houses Sold	\$379,261	\$387,142	\$377,711	-0.4%	-2.4%
Average Days on Market of New Houses Sold	149	152	151	1.8%	-0.2%
Number of Houses Listed	86	107	152	76.7%	42.1%
Average List Price of Houses Listed	\$466,414	\$430,556	\$399,511	-14.3%	-7.2%

# Pea Ridge

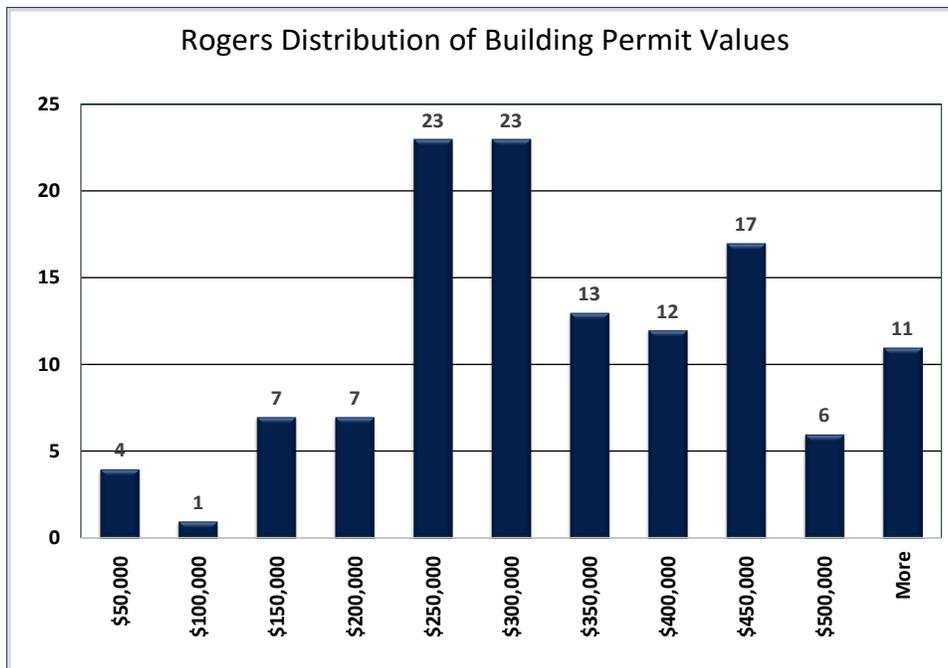
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Arlington	11	4.5%	2,508	81	\$516,193	\$205.74
Avalon	9	3.6%	2,238	83	\$412,917	\$186.49
Battlefield Estates	7	2.8%	2,198	89	\$415,950	\$190.33
Battlefield View	6	2.4%	1,444	56	\$293,667	\$204.09
Billy Hall	1	0.4%	1,322	46	\$263,000	\$198.94
Bloxham Estates	1	0.4%	1,624	34	\$290,000	\$178.57
Cecil Hall	1	0.4%	1,302	43	\$235,000	\$180.49
Country Acres Unit	1	0.4%	1,789	110	\$235,000	\$131.36
Deer Meadows	2	0.8%	1,861	44	\$379,000	\$203.84
Elkhorn Ridge	19	7.7%	2,019	51	\$460,700	\$228.73
Fox Spur	2	0.8%	1,724	34	\$345,000	\$200.29
Greens At Sugar Creek, The	6	2.4%	2,824	342	\$595,618	\$210.38
Haskell Walker	1	0.4%	1,880	32	\$289,900	\$154.20
Hazelton Heights	3	1.2%	1,920	36	\$375,333	\$195.53
K D Ranch Estates	1	0.4%	1,792	927	\$585,000	\$326.45
Lucky Acres	1	0.4%	1,498	41	\$325,000	\$216.96
Maple Glenn	3	1.2%	1,525	35	\$306,833	\$201.68
Patterson Place	1	0.4%	1,609	77	\$312,500	\$194.22
Prairie Lea	1	0.4%	2,177	163	\$410,000	\$188.33
Saratoga	29	11.7%	1,854	205	\$360,860	\$195.68
Sedona Rose	11	4.5%	1,899	107	\$399,768	\$211.63
Southland	1	0.4%	864	17	\$200,000	\$231.48
Standing Oaks	3	1.2%	1,672	85	\$306,667	\$183.64
Stephanie Estates	4	1.6%	2,381	267	\$571,822	\$240.90
Sugar Creek	7	2.8%	2,880	300	\$597,614	\$208.59
Town & Country	1	0.4%	1,104	47	\$208,500	\$188.86
Tyler Estates	1	0.4%	1,334	4	\$193,500	\$145.05
Walnut Hill	42	17.0%	1,487	89	\$282,406	\$192.20
Wellington Hills	9	3.6%	2,416	149	\$504,367	\$208.84
Weston Road	2	0.8%	1,152	42	\$205,513	\$178.40
Windmill Estates	2	0.8%	1,920	49	\$326,500	\$170.30
Woodbridge	1	0.4%	1,897	51	\$375,000	\$197.68
Yorktown	53	21.5%	1,779	196	\$353,493	\$200.58
Other	4	1.6%	1,948	181	\$419,000	\$212.44
	247	100.0%	1,889	140	\$380,326	\$201.40

# Rogers Building Permits



Rogers	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	125	214	124	-0.8%	-42.1%
Average Value of Residential Building Permits	\$408,297	\$326,709	\$343,357	-15.9%	5.1%



# Rogers Active Subdivisions

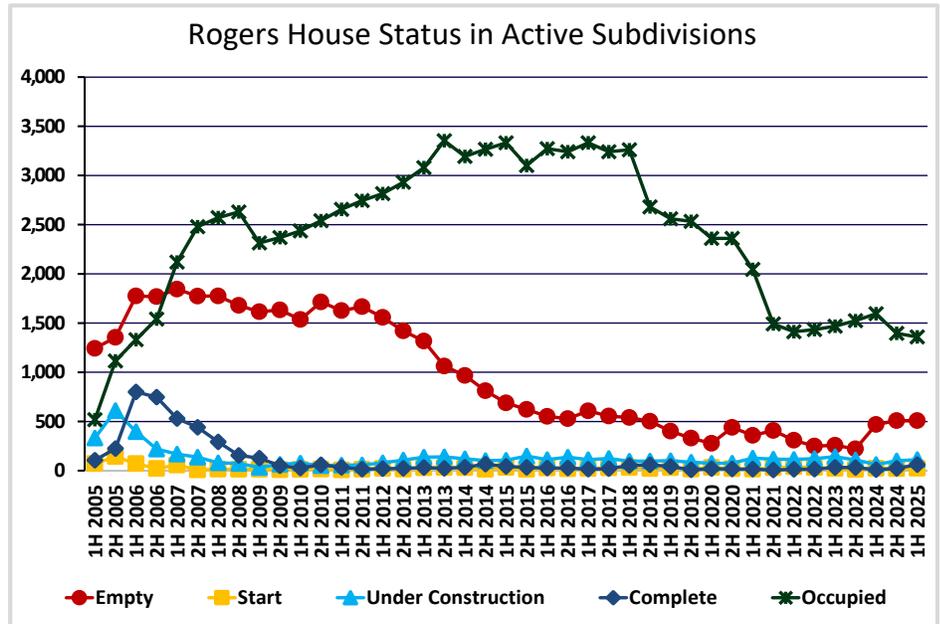
There were 2,063 total lots in 24 active subdivisions in Rogers in the first half of 2025. 65.9 percent of the lots were occupied, 3.0 percent were complete but unoccupied, 5.4 were under construction, 1.1 percent were starts, and 24.6 percent were empty lots.

The subdivisions with the most houses under construction in Rogers in the first half of 2025 were Evening Star, Phase II with 18 and The Village at Pinnacle Hills, with 16.

The subdivisions with the most absorbed houses were Blossom Woods, Phase I, with 22 and Evening Star, Phase I with 18 houses.

No new construction or progress in existing construction has occurred in the last year in 4 of the 24 active subdivisions in Rogers.

91 new houses in Rogers became occupied in the first half of 2025. The annual absorption rate implies that there are 48.8 months of remaining inventory in 24 active subdivisions, up from 35.1 percent in the second half of 2024.



In 4 of the active subdivisions in Rogers, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 62.2 percent in the first half of 2025.

Additionally, 279 new lots in 3 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Crescent View, Phase III	1H 2025		102	102
Meadow Brooke, Phase II	1H 2025		57	57
Osage Meadows	2H 2020	120		120
		120	159	279

# Rogers

## Active Subdivisions

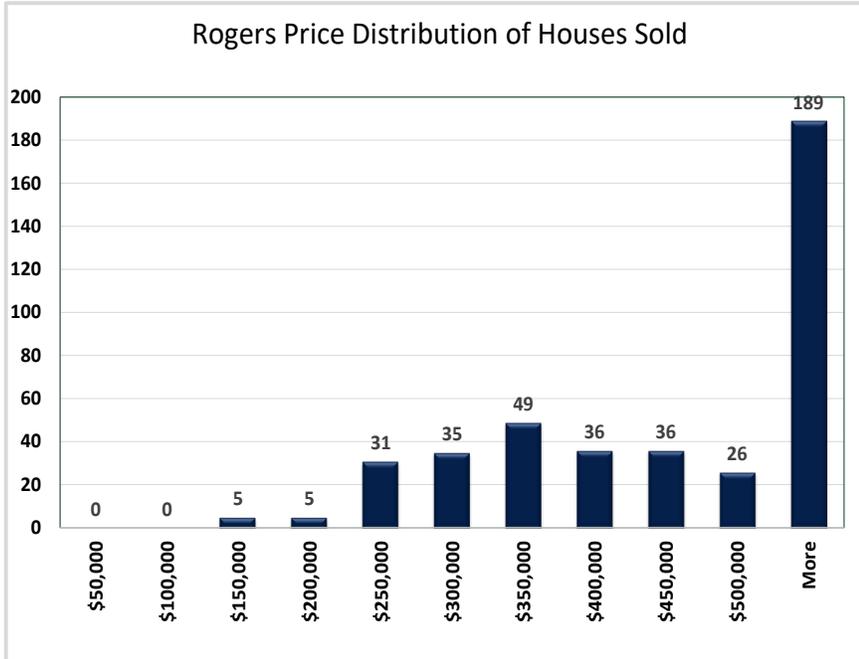
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bellview Place	10	0	6	1	19	36	1	10.7
Blossom Woods, Phase I	23	3	12	14	27	79	22	23.1
Blossom Woods, Phase II	77	1	0	0	0	78	0	--
Camelot Estates <sup>1,2</sup>	2	0	0	0	12	14	0	--
Estates at Southgate, The	14	0	3	0	15	32	1	102.0
Evening Star, Phase I	21	2	5	5	36	69	18	11.3
Evening Star, Phase II	54	5	18	1	3	81	3	312.0
Foxbriar, Phase II <sup>1,2</sup>	4	0	0	0	58	62	0	--
Meadow Brook, Phase I	65	0	10	1	9	85	9	101.3
Pinnacle, The, Phase I <sup>1</sup>	5	0	2	0	59	66	0	--
Pinnacle, Phase IV <sup>1,2</sup>	8	0	0	0	141	149	0	--
Champions Golf & Country Club	20	0	3	0	279	302	1	276.0
Roller's Ridge <sup>2</sup>	2	0	0	0	132	134	0	--
Scissortail, Phase I	4	0	0	0	131	135	0	48.0
Scissortail, Phase II	13	2	4	0	23	42	3	76.0
Scissortail, Phase III	5	1	1	1	87	95	8	8.0
Seminole Park	0	1	6	3	10	20	4	30.0
Shadow Valley, Phase VII	8	1	2	0	162	173	0	--
Shadow Valley, Phase X	15	1	9	0	91	116	1	27.3
Shadow Valley, Phase XI	27	1	3	3	29	63	2	58.3
Sky Valley Estates	0	0	2	0	18	20	4	3.4
Taylor	26	0	10	0	0	36	0	--
Townhomes at Scottsdale	0	0	0	29	0	29	0	--
Village at Pinnacle Hills, The	105	5	16	3	18	147	14	86.0
<b>Rogers Active Subdivisions</b>	<b>508</b>	<b>23</b>	<b>112</b>	<b>61</b>	<b>1,359</b>	<b>2,063</b>	<b>91</b>	<b>48.8</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Rogers

## Price Distribution of Houses Sold



412 houses were sold in Rogers in the first half of 2025.

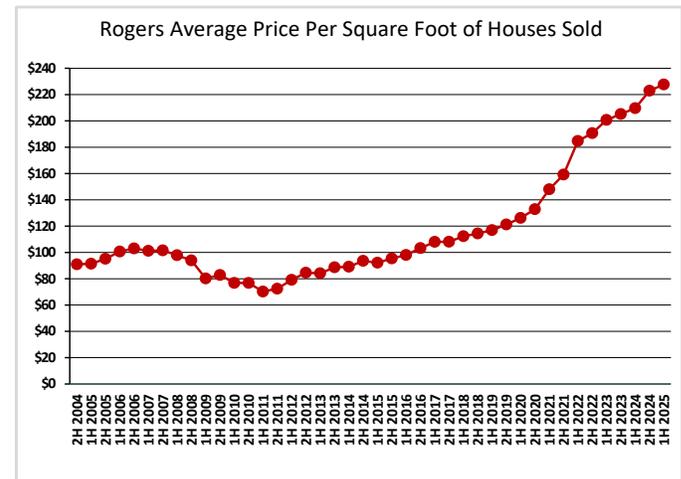
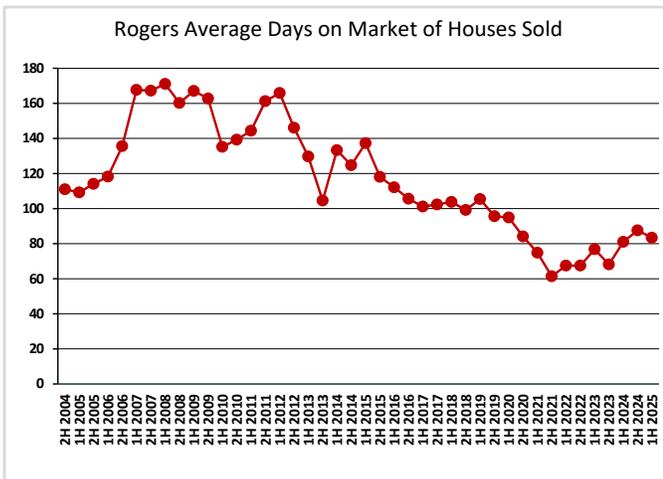
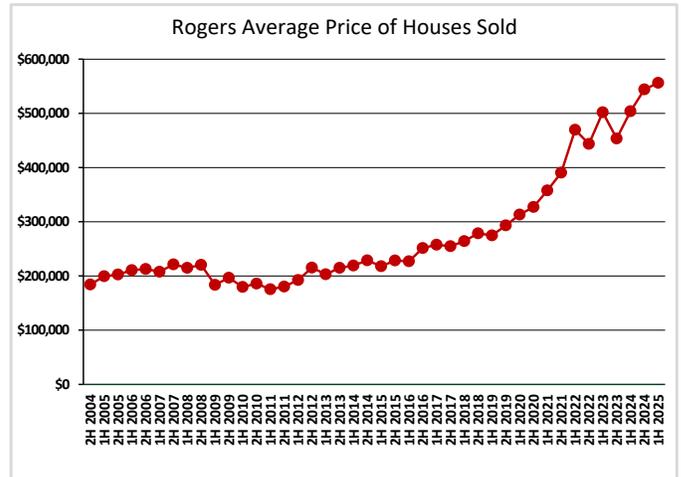
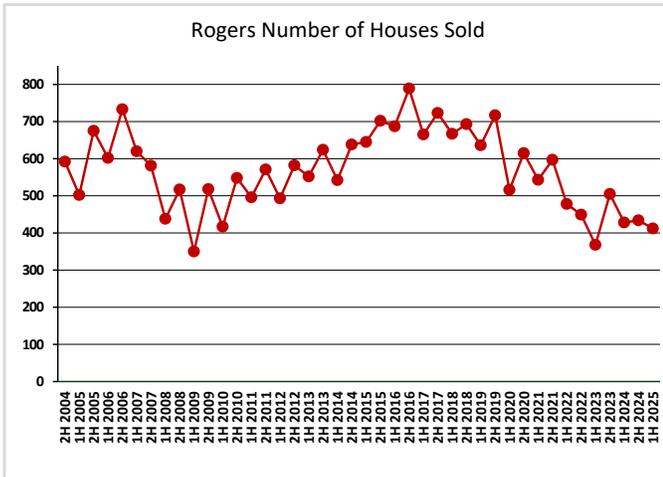
The average price of a house was \$556,233 at \$227.68 per square foot.

The median cost of a house was \$476,694.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	5	1.2%	928	32	96.0%
\$150,001 - \$200,000	5	1.2%	1,157	55	96.1%
\$200,001 - \$250,000	31	7.5%	1,203	50	98.5%
\$250,001 - \$300,000	35	8.5%	1,426	59	97.8%
\$300,001 - \$350,000	49	11.9%	1,647	59	98.8%
\$350,001 - \$400,000	36	8.7%	1,913	83	97.9%
\$400,001 - \$450,000	36	8.7%	2,078	66	99.1%
\$450,001 - \$500,000	26	6.3%	2,014	132	97.7%
\$500,001+	189	45.9%	3,148	99	99.0%
<b>Rogers Sold</b>	<b>412</b>	<b>100.0%</b>	<b>2,353</b>	<b>83</b>	<b>98.6%</b>

# Rogers

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	428	434	412	-3.7%	-5.1%
Average Price of Houses Sold	\$503,765	\$544,140	\$556,233	10.4%	2.2%
Average Days on Market	81	88	83	2.9%	-4.8%
Average Price per Square Foot	\$209.69	\$222.98	\$227.68	8.6%	2.1%
Percentage of County Sales	17.2%	15.9%	16.0%	-6.7%	0.7%
Number of New Houses Sold	88	94	86	-2.3%	-8.5%
Average Price of New Houses Sold	\$522,409	\$709,039	\$702,308	34.4%	-0.9%
Average Days on Market of New Houses Sold	134	173	158	17.3%	-8.9%
Number of Houses Listed	120	140	208	73.3%	48.6%
Average List Price of Houses Listed	\$716,993	\$641,059	\$690,786	-3.7%	7.8%

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abington	2	0.5%	2,172	29	\$467,500	\$215.34
Acres Escondidos	1	0.2%	2,780	59	\$615,000	\$221.22
Allied	1	0.2%	1,932	123	\$389,900	\$201.81
Altons Brush Creek Hills	1	0.2%	2,224	188	\$384,000	\$172.66
Arbors At Pinnacle Ridge	2	0.5%	1,892	173	\$391,250	\$206.23
Atalanta Heights	1	0.2%	4,023	32	\$777,500	\$193.26
B F Sikes	1	0.2%	1,617	27	\$345,000	\$213.36
Banz	1	0.2%	1,609	44	\$330,000	\$205.10
Bel Air	1	0.2%	2,283	52	\$450,000	\$197.11
Bellview	1	0.2%	1,813	41	\$415,000	\$228.90
Bellview Place	2	0.5%	1,741	146	\$474,750	\$273.91
Bent Tree	3	0.7%	3,432	119	\$646,667	\$188.30
Berry Farm , The	2	0.5%	2,725	40	\$585,000	\$214.94
Biltmore	1	0.2%	2,583	59	\$569,900	\$220.63
Birch Drive	2	0.5%	2,531	120	\$445,000	\$175.61
Bishop Manor	1	0.2%	1,014	38	\$220,000	\$216.96
Blackburn	1	0.2%	2,900	36	\$589,000	\$203.10
Blossom Woods	26	6.3%	2,436	112	\$586,663	\$243.34
Breckenridge	2	0.5%	2,953	137	\$466,850	\$165.35
Browns	1	0.2%	1,300	34	\$275,000	\$211.54
Burger	1	0.2%	3,005	77	\$540,000	\$179.70
Callahan Heights	2	0.5%	1,635	122	\$290,000	\$177.31
Cambridge Park	8	1.9%	1,869	69	\$391,168	\$210.01
Camden Way	3	0.7%	2,020	70	\$383,333	\$189.92
Campbells Countrywood Estate	3	0.7%	3,139	122	\$590,000	\$188.37
Centennial Acres	2	0.5%	1,409	36	\$287,500	\$204.07
Centre Court	1	0.2%	4,286	37	\$920,000	\$214.65
Chambers	1	0.2%	940	91	\$131,000	\$139.36
Champions Estates	3	0.7%	1,803	38	\$413,333	\$229.94
Champions Garden Villas	1	0.2%	5,013	63	\$2,300,000	\$458.81
Champions Golf & Cc	4	1.0%	3,434	111	\$1,143,750	\$339.02
Chateau Terrace	7	1.7%	2,765	75	\$475,428	\$176.21
Chelsea Point	3	0.7%	1,477	47	\$324,750	\$220.08
Clead Acres	1	0.2%	2,150	105	\$280,000	\$130.23

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Clower	1	0.2%	2,109	192	\$411,200	\$194.97
Cobble Creek	1	0.2%	2,930	40	\$715,000	\$244.03
Cordova	1	0.2%	3,953	139	\$645,000	\$163.17
Cottonwood Place	2	0.5%	1,957	72	\$386,000	\$197.74
Country Club Estates	1	0.2%	2,456	51	\$470,000	\$191.37
Creekside	1	0.2%	3,767	147	\$790,000	\$209.72
Creekwood	7	1.7%	3,287	35	\$706,240	\$214.71
Crescent View	3	0.7%	2,832	50	\$695,000	\$245.69
Cross Creek	5	1.2%	2,594	49	\$586,700	\$227.91
Cross Timbers	2	0.5%	2,106	68	\$463,423	\$220.14
Cypress Acres	2	0.5%	1,233	56	\$265,500	\$215.97
Delaney	1	0.2%	1,036	34	\$219,000	\$211.39
Dixieland	1	0.2%	1,615	115	\$300,000	\$185.76
Dixieland Crossing	3	0.7%	1,906	40	\$397,883	\$208.45
Dixieland Townhomes	2	0.5%	1,400	47	\$325,975	\$232.84
Dixieland Village	1	0.2%	1,200	99	\$255,000	\$212.50
Dogwood	1	0.2%	2,916	41	\$575,000	\$197.19
Duckworths	1	0.2%	1,208	149	\$283,500	\$234.69
Emerald Heights	1	0.2%	2,906	38	\$650,000	\$223.68
Estates At Southgate	1	0.2%	4,750	34	\$2,300,000	\$484.21
Evening Star	17	4.1%	3,606	185	\$1,006,918	\$279.19
Fairchild	2	0.5%	1,644	44	\$320,000	\$194.78
Fairground	3	0.7%	1,269	212	\$278,167	\$212.65
Fieldstone	1	0.2%	1,964	31	\$419,000	\$213.34
Forest Park	6	1.5%	1,645	38	\$341,083	\$208.19
Foxbriar	1	0.2%	1,304	32	\$265,000	\$203.22
Glenwood	1	0.2%	4,527	38	\$870,000	\$192.18
Green Acres	1	0.2%	1,275	59	\$222,000	\$174.12
Green Ash Court	1	0.2%	1,256	35	\$266,000	\$211.78
Greenfield Place	2	0.5%	1,282	26	\$297,000	\$232.35
Grove, The	1	0.2%	2,059	63	\$470,000	\$228.27
Groves Neighborhood, The	2	0.5%	1,948	54	\$408,750	\$210.00
Hardwood Heights	1	0.2%	1,752	31	\$310,000	\$176.94
Hearthstone	8	1.9%	2,549	53	\$563,563	\$222.85
Henry Hills	1	0.2%	1,143	33	\$245,000	\$214.35
Highland Knolls	2	0.5%	3,224	51	\$694,000	\$215.27

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Hill View	2	0.5%	1,841	84	\$325,750	\$177.25
Hillcrest	1	0.2%	1,988	35	\$365,000	\$183.60
Homes At Oakmont HPR	1	0.2%	1,537	97	\$225,000	\$146.39
Hyland Park	4	1.0%	2,906	54	\$772,500	\$258.94
Iveys	1	0.2%	2,108	39	\$504,700	\$239.42
J Wade Sikes Park	1	0.2%	1,828	10	\$360,000	\$196.94
Katherine	1	0.2%	1,630	84	\$366,000	\$224.54
Kersten	1	0.2%	1,796	31	\$313,450	\$174.53
Lakewood Crossing	2	0.5%	1,544	33	\$355,500	\$229.98
Larimore & Garner	4	1.0%	1,146	77	\$215,000	\$193.53
Legacy Estates	1	0.2%	3,035	126	\$620,000	\$204.28
Lexington	5	1.2%	2,397	71	\$510,500	\$212.79
Liberty Bell	3	0.7%	2,646	58	\$613,333	\$232.31
Malies	1	0.2%	1,502	83	\$283,275	\$188.60
Manors on Blossom	1	0.2%	3,745	124	\$865,000	\$230.97
McGaugheys Orchard	1	0.2%	1,676	208	\$400,500	\$238.96
Meadow Brook	12	2.9%	2,658	128	\$664,504	\$250.01
Meadow Park	1	0.2%	1,518	87	\$270,000	\$177.87
Meadowridge	1	0.2%	1,032	0	\$175,500	\$170.06
Midway	1	0.2%	1,750	403	\$400,000	\$228.57
Mitchell Place	1	0.2%	1,252	15	\$160,000	\$127.80
Monte NE Village	2	0.5%	1,179	21	\$187,955	\$159.42
Montrouex	1	0.2%	2,850	58	\$633,000	\$222.11
New Hope Terrace	1	0.2%	1,160	53	\$240,000	\$206.90
North Brush Creek Hills	1	0.2%	1,782	42	\$324,000	\$181.82
Northridge	1	0.2%	1,319	36	\$205,000	\$155.42
Norwood Acres	3	0.7%	1,788	56	\$285,000	\$164.26
Oak Hill	4	1.0%	1,733	90	\$344,099	\$198.95
Oakcrest	1	0.2%	1,107	35	\$180,000	\$162.60
Oakdale	1	0.2%	1,150	72	\$240,000	\$208.70
Oldetown Estates	1	0.2%	1,768	140	\$366,800	\$207.47
Olivewood	2	0.5%	1,141	54	\$247,500	\$217.01
Olrich Acres	1	0.2%	923	25	\$230,000	\$249.19
Osage Reservation	1	0.2%	3,098	53	\$625,000	\$201.74
Parkwood	2	0.5%	2,006	11	\$269,000	\$133.43

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Patrick Place	1	0.2%	1,403	33	\$309,500	\$220.60
Peaks, The	5	1.2%	2,779	69	\$556,600	\$194.73
Perry Place	1	0.2%	2,208	53	\$439,000	\$198.82
Pine Street	1	0.2%	1,998	28	\$409,590	\$205.00
Pinewoods	2	0.5%	1,284	34	\$257,450	\$200.51
Pinnacle Heights	2	0.5%	2,602	295	\$986,000	\$378.94
Pinnacle, The	3	0.7%	5,637	22	\$2,338,333	\$429.88
Plantation, The	3	0.7%	1,429	44	\$304,000	\$213.46
Post Meadows	1	0.2%	1,516	48	\$315,000	\$207.78
Primrose Estates	1	0.2%	1,810	75	\$285,750	\$157.87
Regency East	1	0.2%	1,057	27	\$227,000	\$214.76
Ridgecrest Meadows	6	1.5%	2,231	74	\$494,733	\$222.01
Roberts	1	0.2%	1,198	35	\$250,000	\$208.68
Roberts & Musteen	1	0.2%	1,944	17	\$442,000	\$227.37
Rocky Creek	2	0.5%	1,988	38	\$435,500	\$219.06
Rollers Ridge	1	0.2%	1,490	112	\$295,000	\$197.99
Rolling Oaks	2	0.5%	1,374	46	\$252,450	\$183.26
Rosewood	6	1.5%	2,037	41	\$357,833	\$178.15
Sandalwood	4	1.0%	1,444	73	\$319,500	\$221.34
Savannah Estates	2	0.5%	3,075	43	\$790,000	\$256.06
Scissortail	15	3.6%	3,613	93	\$1,173,167	\$321.03
Seminole Hills	2	0.5%	1,688	41	\$309,150	\$183.14
Seminole Park	3	0.7%	2,082	147	\$554,500	\$266.48
Seminole Place	1	0.2%	1,605	27	\$385,000	\$239.88
Shadow Valley	22	5.3%	3,291	74	\$881,409	\$271.11
Shadow Valley Twnhms	1	0.2%	1,937	81	\$475,000	\$245.22
Shiloh Ridge	1	0.2%	2,069	36	\$400,000	\$193.33
Silo Falls	3	0.7%	3,315	77	\$753,333	\$227.03
Smith & Hayes	1	0.2%	800	17	\$140,000	\$175.00
Southern Trace	1	0.2%	4,148	31	\$850,000	\$204.92
Stoney Point	1	0.2%	1,676	35	\$315,000	\$187.95
Sun Bridge	1	0.2%	1,459	52	\$325,000	\$222.76
Sundance Acres	1	0.2%	1,276	32	\$275,000	\$215.52
Timberidge	1	0.2%	1,175	67	\$165,000	\$140.43
Turtle Creek Place	3	0.7%	1,889	48	\$336,000	\$175.70

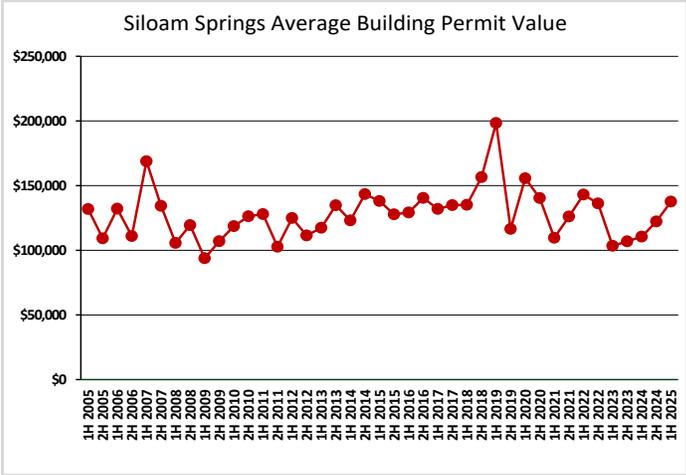
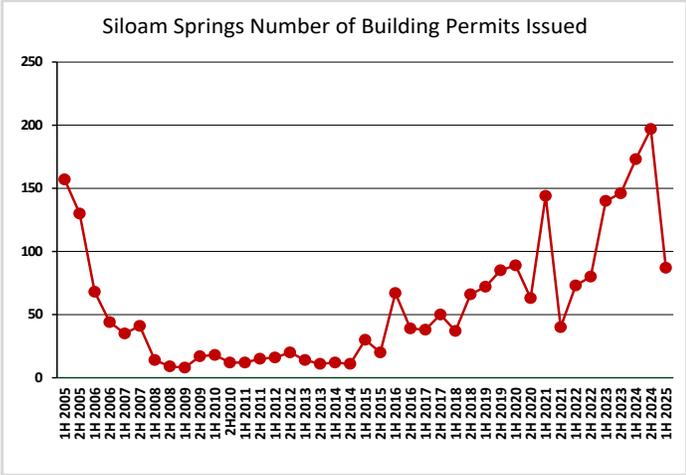
# Rogers

## Characteristics of Houses Sold

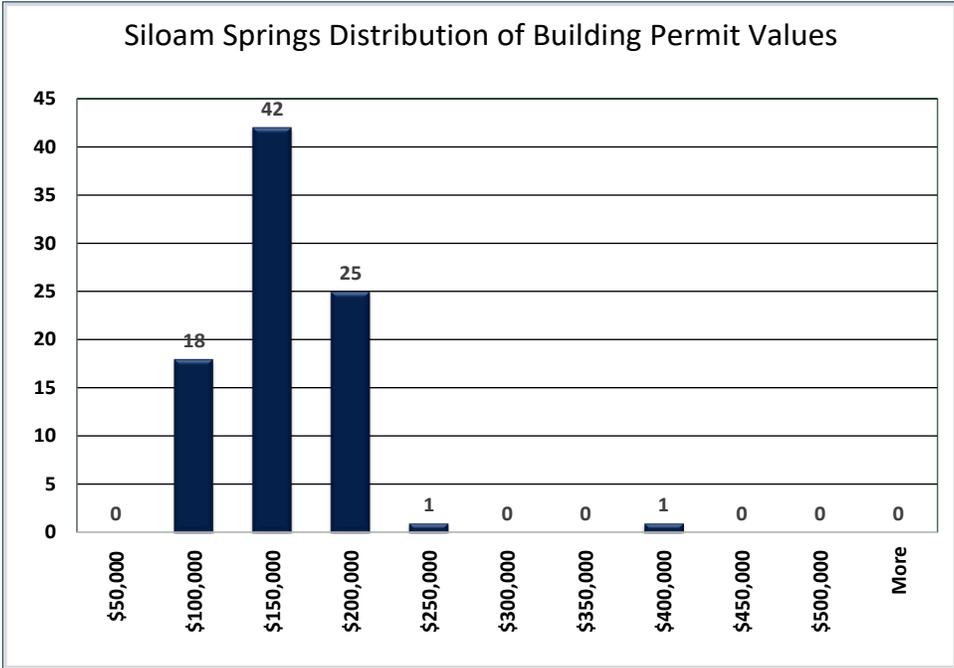
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Twin Lakes Estates	2	0.5%	2,441	44	\$432,500	\$178.73
Valley West HPR	2	0.5%	1,428	16	\$262,500	\$183.76
Veterans Park Neighborhood	1	0.2%	1,206	33	\$275,000	\$228.03
Victoria Place	3	0.7%	1,145	81	\$246,667	\$218.21
Village at Pinnacle Hills, The	11	2.7%	1,599	239	\$493,957	\$309.26
Villas At Cobble Creek, The	1	0.2%	2,042	73	\$525,000	\$257.10
Vintage	1	0.2%	2,754	72	\$560,000	\$203.34
Warren Glen	5	1.2%	3,268	51	\$701,470	\$214.98
Weber	1	0.2%	1,120	51	\$260,000	\$232.14
West End	2	0.5%	1,067	52	\$185,500	\$172.11
Westwood Hills	2	0.5%	1,604	68	\$286,700	\$180.25
Whispering Timbers	6	1.5%	2,198	44	\$367,958	\$170.11
Wilbur Scott	1	0.2%	1,423	70	\$228,000	\$160.22
Williamsburg Place	1	0.2%	3,489	246	\$630,000	\$180.57
Willow Creek	2	0.5%	1,539	47	\$313,500	\$206.15
Willowbrook	2	0.5%	1,090	66	\$238,500	\$219.16
Windsor Place	1	0.2%	1,801	32	\$309,000	\$171.57
Wire Ridge	1	0.2%	1,265	34	\$280,000	\$221.34
Woodland Acres	1	0.2%	1,666	76	\$288,000	\$172.87
Woodland Heights	1	0.2%	1,108	52	\$240,000	\$216.61
Other	13	3.2%	2,443	106	\$524,250	\$221.24
	412	100.0%	2,353	83	\$556,233	\$227.68

The tiny house and townhome market may be an alternative to home ownership as land prices increase in the area.

# Siloam Springs Building Permits



Siloam Springs	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	173	197	87	-49.7%	-55.8%
Average Value of Residential Building Permits	\$110,548	\$122,275	\$137,658	24.5%	12.6%



# Siloam Springs

## Active Subdivisions

There were 1,375 total lots in 30 active subdivisions in Siloam Springs in the first half of 2025. 70.8 percent of the lots were occupied, 4.5 percent were complete but unoccupied, 5.0 percent were under construction, 2.2 percent were starts, and 17.5 percent were empty lots.

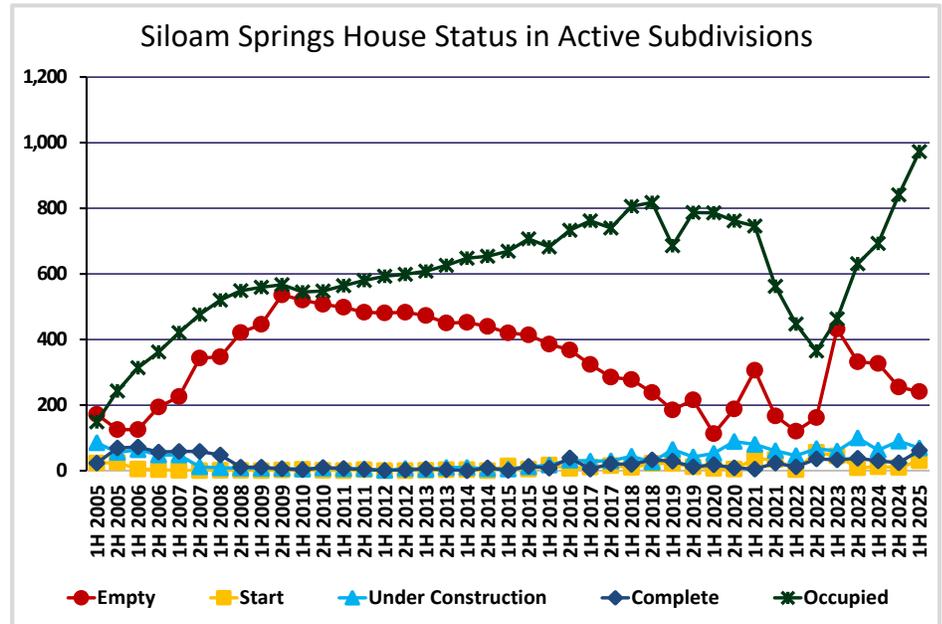
The subdivisions with the most houses under construction in Siloam Springs during the first half of 2025 were Castlewood with 27 and Whispering Oaks, Phase IV with 16 with 7.

Mission Hills, Phase II had the most houses becoming occupied in Siloam Springs with 30 houses. An additional 26 houses in Fox Trail Village became occupied in the first half of 2025.

No new construction or progress in existing construction has occurred in the last year in 6 of the 30 active subdivisions in Siloam Springs.

184 new houses in Siloam Springs became occupied in the first half of 2025. The annual absorption rate implies that there are 14.2 months of remaining inventory in 30 active subdivisions, up from 13.7 percent in the second half of 2024.

In 5 of the active subdivisions in Siloam Springs, no absorption occurred in the last year.



The percentage of houses occupied by owners decreased in Siloam Springs from 51.2 percent in 2012 to 57.9 percent in the first half of 2025.

Additionally, 692 new lots in 9 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Banff Townhomes	2H 2024	153		153
Blackberry Estates	2H 2023	12	12	24
Heritage Ranch, Phase V	1H 2025		33	33
Hillcrest, Phase II	1H 2022	53		53
Lawliss Ranch, Phase 3	1H 2025		87	87
Oak Brook	1H 2025		30	30
Oak Brook, Phase 2	1H 2025	41		41
Spring Hills	2H 2024	42		42
Winding Springs	1H 2025	229		229
		530	162	692

# Siloam Springs

## Active Subdivisions

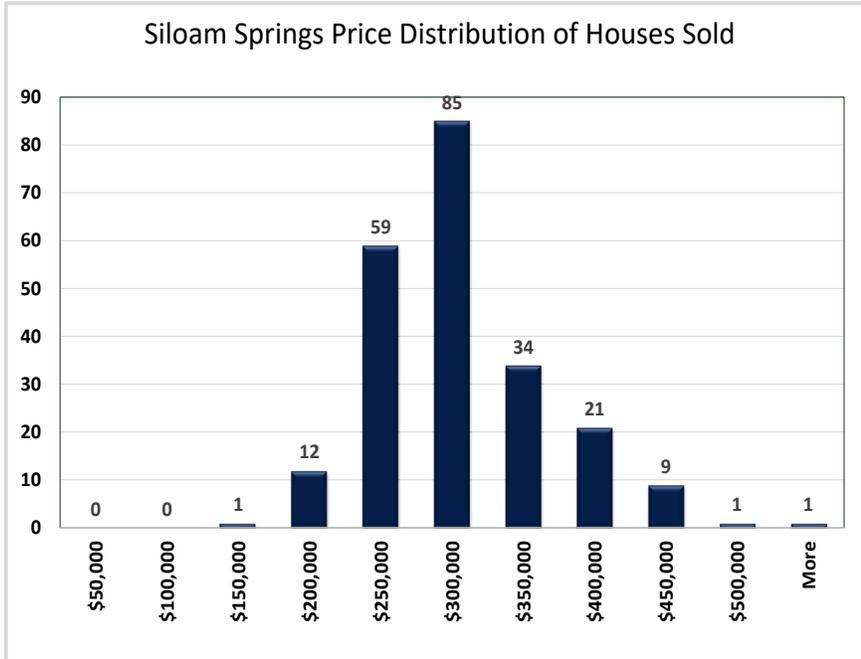
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Carley Crossing, Phase I, II	39	0	3	7	29	78	9	39.2
Carley Crossing, Phase III	0	0	0	1	65	66	12	0.4
Castlewood	39	12	27	6	13	97	13	77.5
City Lake View Estates <sup>1,2</sup>	1	0	0	0	8	9	0	--
Club View Estates <sup>1</sup>	6	0	0	0	9	15	1	72.0
Commons, The <sup>1</sup>	0	0	0	0	28	28	4	0.0
Endura Park	26	5	0	0	68	99	0	--
Forest Hills <sup>2</sup>	17	0	0	0	51	68	0	204.0
Fox Meadows	5	0	0	0	3	8	3	20.0
Fox Tail, Phase I	0	0	0	0	72	72	3	0.0
Fox Tail, Phase II	0	0	0	0	95	95	9	0.0
Fox Tail Village	7	4	5	13	26	55	26	13.4
Grandview Estates, Phase II	0	0	8	9	52	69	23	5.1
Heritage Ranch, Phase IV	25	3	5	0	0	33	0	--
Hillcrest	14	6	3	9	14	46	14	27.4
Maloree Woods	5	0	0	0	51	56	1	60.0
Mission Hills, Phase I	2	0	0	4	59	65	1	6.0
Mission Hills, Phase II	0	0	0	0	55	55	30	0.0
Prairie Meadow Estates <sup>1,2</sup>	1	0	0	0	20	21	0	--
Reading Ranch Estates	16	0	0	0	5	21	4	38.4
Shady Grove Estates, Phase II	1	0	0	0	9	10	1	12.0
Somerset, Phase I	0	0	0	0	75	75	5	0.0
Somerset, Phase II	0	0	0	0	23	23	14	0.0
Stonecrest, Phase IV, V, VII <sup>1,2</sup>	2	0	0	0	58	60	0	--
Stubbs Court, Phase I, II	26	0	0	4	1	31	0	--
Sweet Homes, Phase I	0	0	0	2	31	33	1	8.0
Sweet Homes, Phase II	7	0	1	0	6	14	3	24.0
Whispering Oaks, Phase IA	0	0	1	7	7	15	7	13.7
Whispering Oaks, Phase IB	0	0	16	0	0	16	0	--
Woodlands, The Phase II <sup>1,2</sup>	2	0	0	0	40	42	0	--
<b>Siloam Springs Active Lots</b>	<b>241</b>	<b>30</b>	<b>69</b>	<b>62</b>	<b>973</b>	<b>1,375</b>	<b>184</b>	<b>14.2</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Siloam Springs

## Characteristics of Houses Sold



223 houses were sold in Siloam Springs in the first half of 2025.

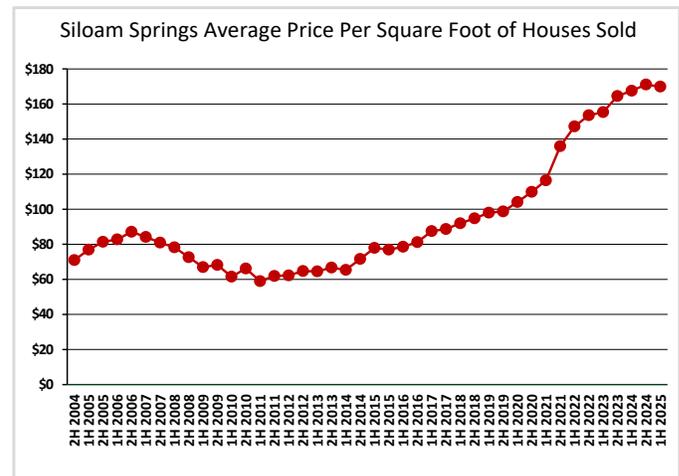
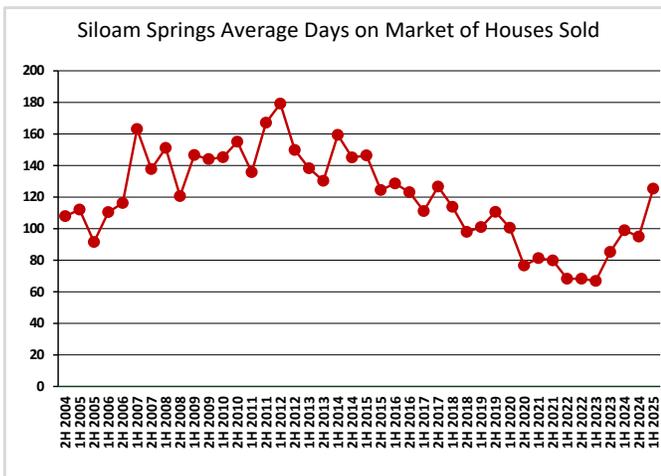
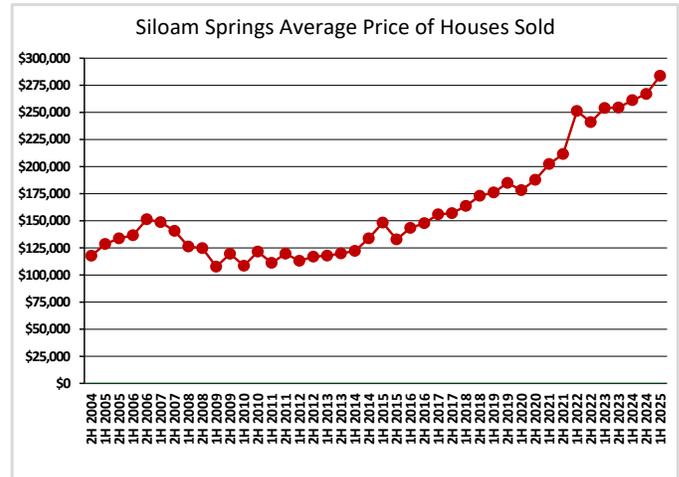
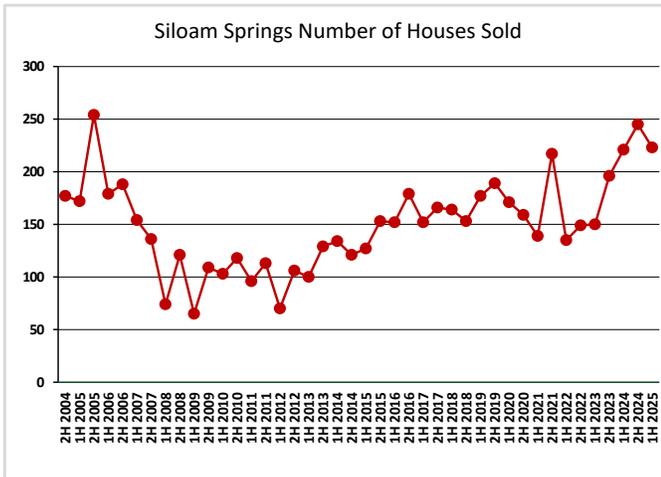
The average price of a house was \$283,767 at \$169.92 per square foot.

The median cost of a house was \$270,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	0.4%	1,120	93	84.8%
\$150,001 - \$200,000	12	5.4%	1,211	88	96.1%
\$200,001 - \$250,000	59	26.5%	1,373	123	99.2%
\$250,001 - \$300,000	85	38.1%	1,634	124	100.1%
\$300,001 - \$350,000	34	15.2%	1,928	139	99.1%
\$350,001 - \$400,000	21	9.4%	2,192	139	99.1%
\$400,001 - \$450,000	9	4.0%	2,476	143	99.3%
\$450,001 - \$500,000	1	0.4%	2,323	58	94.8%
\$500,001+	1	0.4%	5,013	0	100.0%
<b>Siloam Springs Sold</b>	<b>223</b>	<b>100.0%</b>	<b>1,690</b>	<b>125</b>	<b>99.3%</b>

# Siloam Springs

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	221	245	223	0.9%	-9.0%
Average Price of Houses Sold	\$261,229	\$266,910	\$283,767	8.6%	6.3%
Average Days on Market	99	95	125	26.7%	32.0%
Average Price per Square Foot	\$167.58	\$171.10	\$169.92	1.4%	-0.7%
Percentage of County Sales	\$0.05	\$0.04	\$0.04	-3.8%	0.4%
Number of New Houses Sold	136	161	131	-3.7%	-18.6%
Average Price of New Houses Sold	\$250,125	\$256,076	\$287,244	14.8%	12.2%
Average Days on Market of New Houses Sold	109	103	148	35.3%	43.8%
Number of Houses Listed	86	125	100	16.3%	-20.0%
Average List Price of Houses Listed	\$323,965	\$306,298	\$340,698	5.2%	11.2%

# Siloam Springs

## Characteristics of Houses Sold

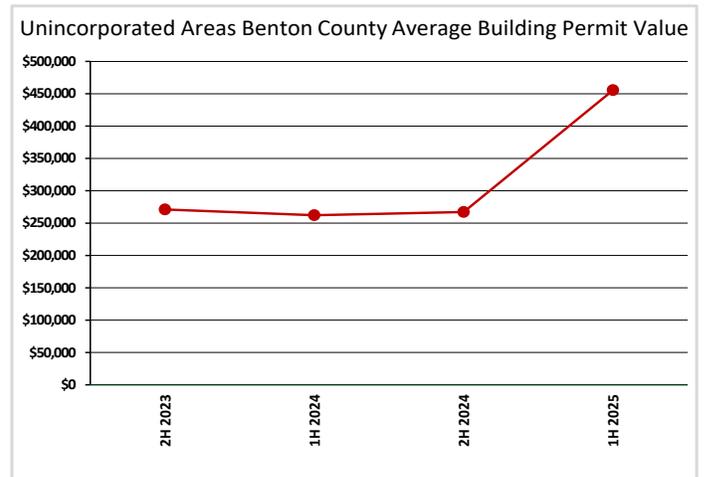
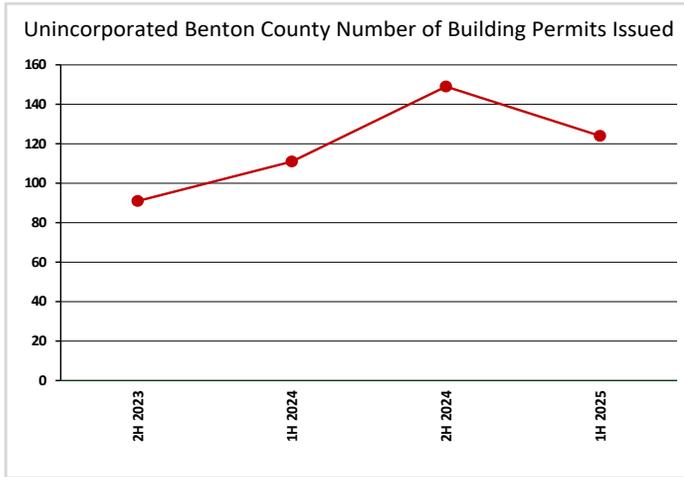
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashley Park	3	1.3%	2,126	43	\$371,000	\$174.39
Autumn Glenn	2	0.9%	1,401	91	\$251,750	\$180.02
Beauchamps	2	0.9%	1,147	145	\$205,000	\$178.53
C E Elliff	3	1.3%	1,532	155	\$219,167	\$143.68
Carley Crossing	8	3.6%	1,657	49	\$286,845	\$172.73
Castlewood	3	1.3%	1,964	233	\$313,907	\$159.83
CD Gunters	4	1.8%	1,628	103	\$234,750	\$145.76
Chanel Court	1	0.4%	1,196	350	\$218,000	\$182.27
Chattering Heights	1	0.4%	1,893	30	\$325,000	\$171.69
Comstock First	2	0.9%	1,206	99	\$205,000	\$170.13
Cordes	2	0.9%	1,533	94	\$212,500	\$138.89
Courtney Courts	2	0.9%	1,745	86	\$267,000	\$153.50
Cranes	1	0.4%	1,188	35	\$197,500	\$166.25
East Kenwood	1	0.4%	1,679	66	\$250,000	\$148.90
Endura Park	5	2.2%	1,603	82	\$275,280	\$171.83
Fox Meadow	2	0.9%	1,630	67	\$284,750	\$174.68
Fox Run	2	0.9%	1,649	47	\$262,450	\$158.98
Fox Tail	3	1.3%	1,815	75	\$292,500	\$162.91
Fox Tail Village	26	11.7%	1,385	89	\$249,794	\$182.34
Gabriel Park	1	0.4%	1,512	48	\$300,000	\$198.41
Grandview Estates	24	10.8%	1,540	265	\$278,949	\$183.54
Heritage Ranch	2	0.9%	1,952	75	\$302,500	\$155.49
Hickory Hills	1	0.4%	1,720	45	\$257,000	\$149.42
Hico Manor	1	0.4%	1,422	112	\$235,000	\$165.26
Hillcrest	21	9.4%	1,974	174	\$369,031	\$187.41
Kimberly Heights	1	0.4%	1,036	50	\$212,000	\$204.63
Liva Lima	1	0.4%	1,700	52	\$260,000	\$152.94
Lyndale Estates	1	0.4%	1,671	156	\$258,500	\$154.70
Maloree Woods	1	0.4%	2,312	201	\$400,000	\$173.01
Maples, The	1	0.4%	1,978	53	\$350,000	\$176.95
Mission Hills	16	7.2%	1,360	87	\$233,178	\$172.71
Mt Olive	1	0.4%	1,120	93	\$140,000	\$125.00
Paige Place	4	1.8%	2,052	147	\$336,250	\$163.05
Patriot Park	1	0.4%	1,398	138	\$238,000	\$170.24
Pettys	1	0.4%	1,356	35	\$213,000	\$157.08
Pyeatte McCumber	1	0.4%	1,833	84	\$255,000	\$139.12
R S Morris	1	0.4%	1,160	268	\$190,000	\$163.79

# Siloam Springs

## Characteristics of Houses Sold

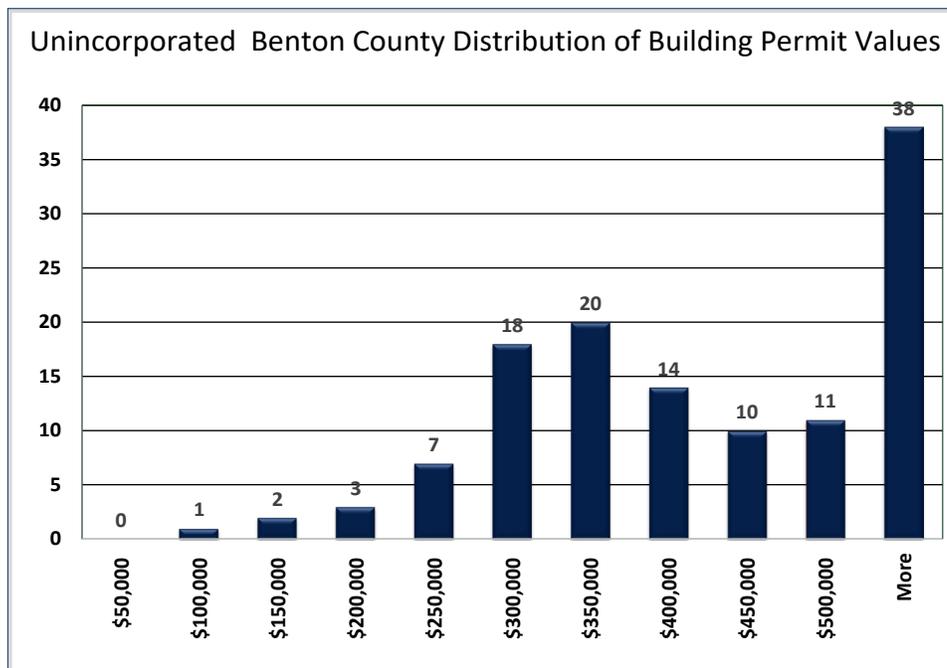
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ralph Jones	1	0.4%	1,515	46	\$236,000	\$155.78
Ravenwood	3	1.3%	1,811	96	\$303,333	\$168.61
Reta Place	2	0.9%	977	45	\$170,500	\$176.21
Rolling Hills	2	0.9%	2,341	64	\$306,000	\$134.26
Siloam Springs Original	2	0.9%	4,221	41	\$584,500	\$134.58
Somerset	7	3.1%	1,549	155	\$248,036	\$160.41
Southern Hills	1	0.4%	1,476	39	\$250,000	\$169.38
Stone Ridge	1	0.4%	1,649	89	\$259,000	\$157.06
Stonecrest	5	2.2%	2,363	118	\$394,400	\$167.93
Sweet Home	2	0.9%	1,949	203	\$353,819	\$181.52
Sycamore Heights	1	0.4%	2,323	58	\$460,000	\$198.02
Tara Heights	1	0.4%	3,169	209	\$405,000	\$127.80
Tolleson Acres	2	0.9%	1,152	97	\$203,500	\$174.71
Villa View Estates	1	0.4%	1,987	101	\$347,000	\$174.64
Walnut Court	1	0.4%	1,806	114	\$248,000	\$137.32
Walnut Woods	3	1.3%	2,049	90	\$322,000	\$159.62
Western Hills	1	0.4%	1,566	51	\$229,900	\$146.81
Whispering Oak	26	11.7%	1,893	120	\$290,212	\$154.04
Willows	2	0.9%	1,565	137	\$265,000	\$169.53
Wm C Tates	1	0.4%	780	62	\$155,000	\$198.72
Woodlands, The	2	0.9%	1,762	59	\$321,500	\$182.44
Young & Bailey	1	0.4%	1,571	131	\$195,000	\$124.12
Other	2	0.9%	1,204	89	\$230,000	\$190.47
<b>Siloam Springs Houses Sold</b>	<b>223</b>	<b>100.0%</b>	<b>1,690</b>	<b>125</b>	<b>\$283,767</b>	<b>\$169.92</b>

# Unincorporated Areas-Benton County Building Permits



Unincorporated Areas-Benton County	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	111	149	124	11.7%	-16.8%
Average Value of Residential Building Permits	\$262,200	\$267,246	\$455,567	73.7%	70.5%

Unincorporated building permits have only been tracked for a short time.



# Unincorporated Areas-Benton County

## Active Subdivisions

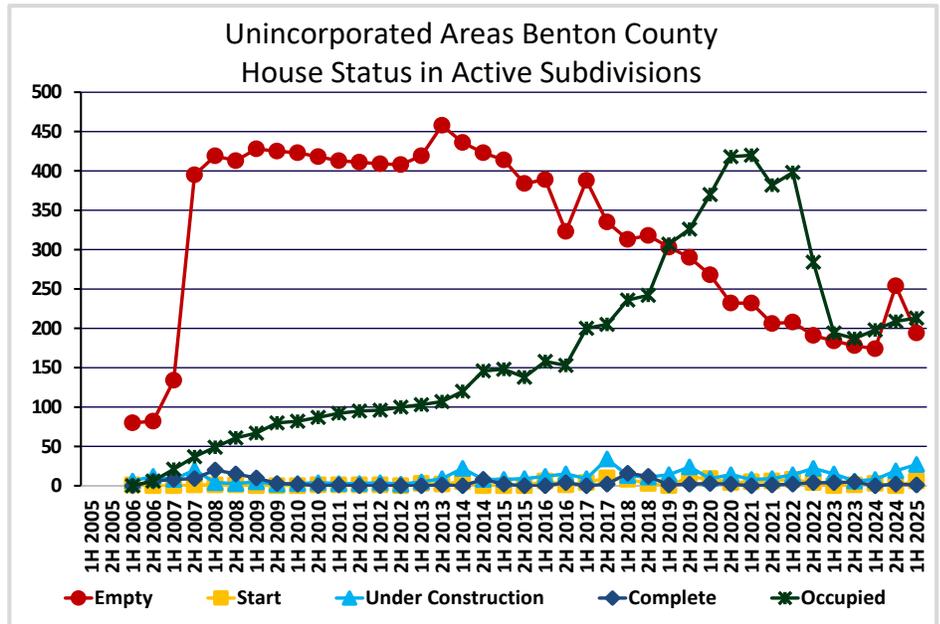
There were 441 total lots in 15 active subdivisions in Unincorporated Areas in Benton County in the first half of 2025. 48.3 percent of the lots were occupied, 0.2 percent were complete but unoccupied, 6.1 percent were under construction, 1.4 percent were starts, and 44.0 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the first half of 2025 were Monitor Meadows with 18. Reserve at Serenity Ridge and Timber Ridge Estates followed with 2 each.

Timber Ridge Estates had the most houses becoming occupied in Unincorporated Areas in Benton County with 5 houses. An additional 3 houses in Sunrise Ridge Estates became occupied.

No new construction or progress in existing construction has occurred in the last year in 3 of the 15 active subdivisions in Unincorporated Areas in Benton County.

9 new houses in Unincorporated Areas in Benton County became occupied in the first half of 2025. The annual absorption rate implies that there are



136.8 months of remaining inventory in 15 active subdivisions, down from 150. percent in the second half of 2024.

In 4 of the 15 active subdivisions in Unincorporated Areas in Benton County, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 57.2 percent in the first half of 2025.

Additionally, 112 new lots in 1 subdivision received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Oak Trail Park	2H 2021		112	112
			112	112

# Unincorporated Areas-Benton County

## Active Subdivisions

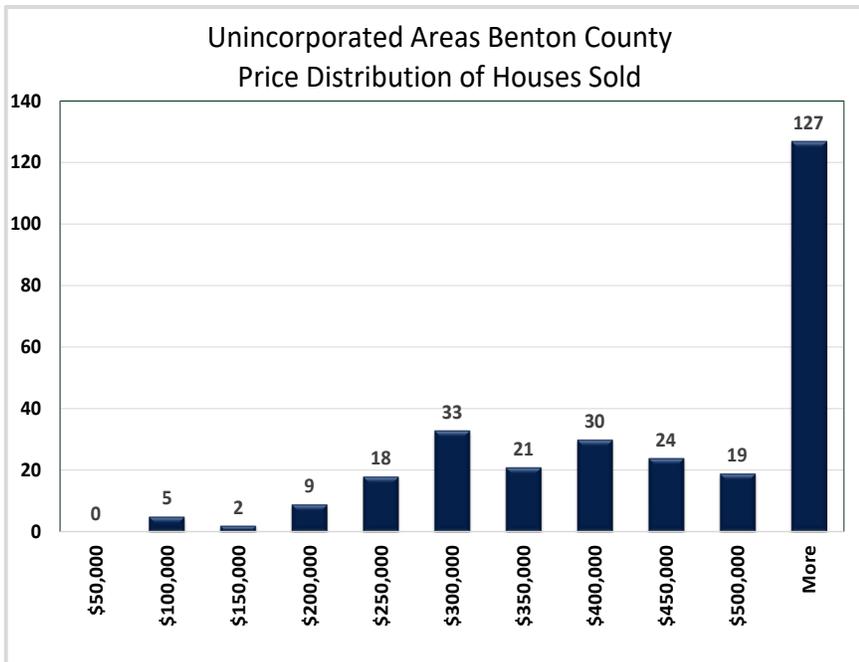
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet <sup>1</sup>	16	0	0	0	28	44	0	--
Crow's Nest 6th <sup>1,2</sup>	6	0	0	0	9	15	0	--
Esculapia Estates <sup>2</sup>	7	0	1	0	10	18	0	--
Greenstone Estate <sup>1</sup>	3	0	0	0	42	45	0	--
Hawk's Landing	11	1	1	0	4	17	1	156.0
Monitor Meadows	2	0	18	0	0	20	0	--
Moonlight Valley	10	0	1	0	23	34	0	--
Ozark Hills	17	1	0	0	10	28	0	--
Pepper Hills <sup>2</sup>	19	0	0	0	35	54	0	228.0
Reserve at Serenity Ridge	31	1	2	0	0	34	0	--
The Hollows at Beaver Lake	3	1	1	0	2	7	0	--
Sunrise Ridge Estates	2	0	0	0	3	5	3	8.0
Sylvan Acres <sup>2</sup>	16	0	0	0	10	26	0	96.0
Timber Ridge Estates	10	2	2	1	34	49	5	22.5
Ventris Cove Estates	41	0	1	0	3	45	0	--
<b>Unincorporated Areas Benton County</b>	<b>194</b>	<b>6</b>	<b>27</b>	<b>1</b>	<b>213</b>	<b>441</b>	<b>9</b>	<b>136.8</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Unincorporated Areas-Benton County

## Price Distribution of Houses Sold



288 houses were sold in Unincorporated Areas in Benton County in the first half of 2025.

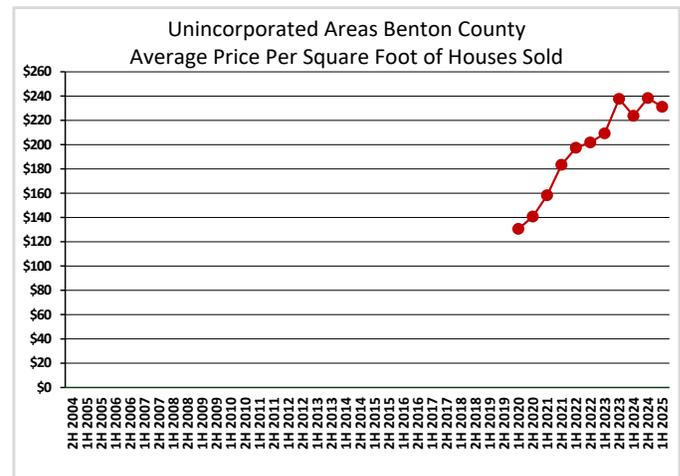
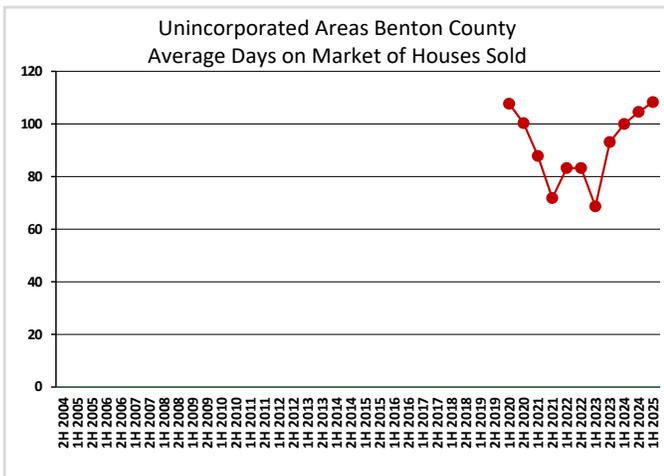
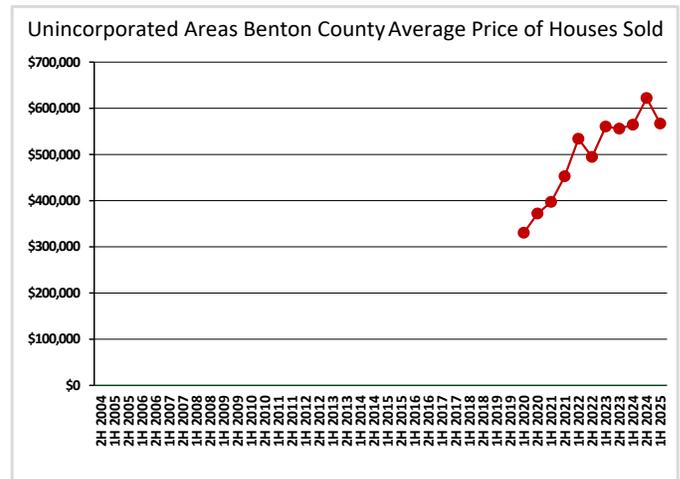
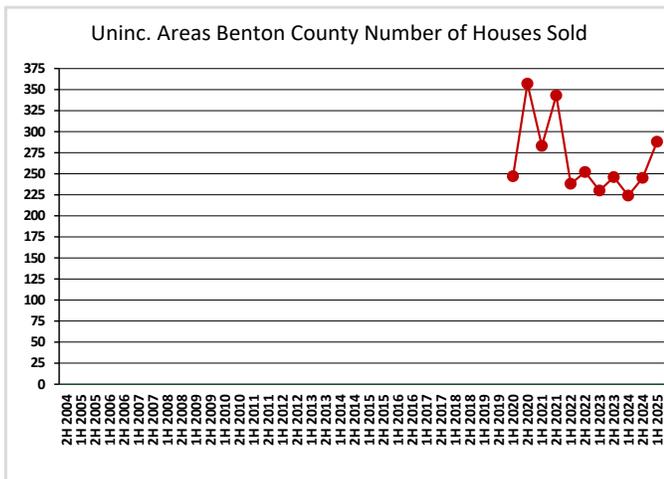
The average price of a house was \$566,791 at \$231.09 per square foot.

The median cost of a house was \$455,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	5	1.4%	1,113	46	88.2%
\$100,001 - \$150,000	2	0.6%	1,449	45	95.5%
\$150,001 - \$200,000	9	2.6%	1,428	79	94.2%
\$200,001 - \$250,000	18	5.1%	1,396	109	95.2%
\$250,001 - \$300,000	33	9.4%	1,576	94	98.3%
\$300,001 - \$350,000	21	6.0%	1,935	95	97.4%
\$350,001 - \$400,000	30	8.5%	1,916	134	97.4%
\$400,001 - \$450,000	24	6.8%	2,148	122	96.8%
\$450,001 - \$500,000	19	5.4%	2,022	108	98.9%
\$500,001+	127	36.1%	3,272	111	96.2%
<b>Unincorporated BC Sold</b>	<b>288</b>	<b>100.0%</b>	<b>2,438</b>	<b>108</b>	<b>96.6%</b>

# Unincorporated Areas-Benton County

## Price Distribution of Houses Sold



Sold Characteristics Unincorporated-BC	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	224	245	288	28.6%	17.6%
Average Price of Houses Sold	\$564,247	\$622,013	\$566,791	0.5%	-8.9%
Average Days on Market	100	105	108	8.3%	3.6%
Average Price per Square Foot	\$223.69	\$238.32	\$231.09	3.3%	-3.0%
Percentage of County Sales	10.1%	10.3%	11.4%	13.3%	11.2%
Number of New Houses Sold	24	23	39	62.5%	69.6%
Average Price of New Houses Sold	\$767,201	\$649,219	\$472,503	-38.4%	-27.2%
Average Days on Market of New Houses Sold	115	81	123	6.7%	51.7%
Number of Houses Listed	181	196	314	73.5%	60.2%
Average List Price of Houses Listed	\$860,439	\$702,141	\$766,591	62.8%	50.9%

# Unincorporated Areas-Benton County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Abshier	2	0.7%	1,919	61	\$347,500	\$175.84
Arenas	1	0.3%	1,440	29	\$230,500	\$160.07
Arrowhead	1	0.3%	1,356	100	\$766,000	\$564.90
Beaver Shores	11	3.8%	1,654	113	\$384,500	\$222.40
Big Clifty Shores	1	0.3%	3,424	69	\$950,000	\$277.45
Blue Ridge	1	0.3%	2,904	103	\$440,000	\$151.52
Blueberry Hill	2	0.7%	2,160	24	\$866,500	\$400.53
Browns Port	1	0.3%	1,914	154	\$985,000	\$514.63
Cabins At Big Springs	1	0.3%	2,424	169	\$457,000	\$188.53
Castlewood	20	6.9%	1,683	116	\$287,396	\$172.73
Chastains	1	0.3%	2,703	105	\$625,000	\$231.22
Cloverdale Estate	1	0.3%	1,474	138	\$285,000	\$193.35
Club View Estate	1	0.3%	3,290	69	\$645,000	\$196.05
Collins Corner	1	0.3%	2,280	33	\$400,500	\$175.66
Covington Trace	1	0.3%	4,280	236	\$697,383	\$162.94
Crossings, The	1	0.3%	1,332	89	\$222,500	\$167.04
Crows Nest	2	0.7%	2,630	197	\$547,500	\$209.45
Dawn Hill C C Resort	7	2.4%	3,143	129	\$540,429	\$171.48
Dawn Hill Cynth Twnh	1	0.3%	1,246	31	\$120,000	\$96.31
Dawn Hill Estates	1	0.3%	2,868	302	\$699,500	\$243.90
Deep Water	1	0.3%	2,204	39	\$627,000	\$284.48
Deer Haven	1	0.3%	1,402	167	\$253,000	\$180.46
Dogwood Estates	1	0.3%	2,752	169	\$625,000	\$227.11
Downhill	1	0.3%	1,119	5	\$57,000	\$50.94
Dream Hill Estates	1	0.3%	2,484	66	\$704,000	\$283.41
Dream Valley	12	4.2%	2,543	61	\$455,908	\$184.55
Dutchmans	2	0.7%	1,989	117	\$405,250	\$208.05
Eagle Ridge Estate	1	0.3%	2,542	105	\$326,000	\$128.25
Edgewood	1	0.3%	2,946	171	\$565,000	\$191.79
Fraker Willow Oak	1	0.3%	1,304	20	\$290,000	\$222.39
Ginn Estates	1	0.3%	3,200	123	\$950,000	\$296.88
Grassy Hills	1	0.3%	2,884	34	\$600,000	\$208.04
Greenstone Estates	2	0.7%	2,915	66	\$677,025	\$232.31
Heritage Ranch	1	0.3%	1,652	59	\$135,000	\$81.72
Highway Project	1	0.3%	1,405	93	\$420,000	\$298.93
Hilldale	1	0.3%	4,643	62	\$1,280,000	\$275.68

# Unincorporated Areas-Benton County

## Characteristics of Houses Sold

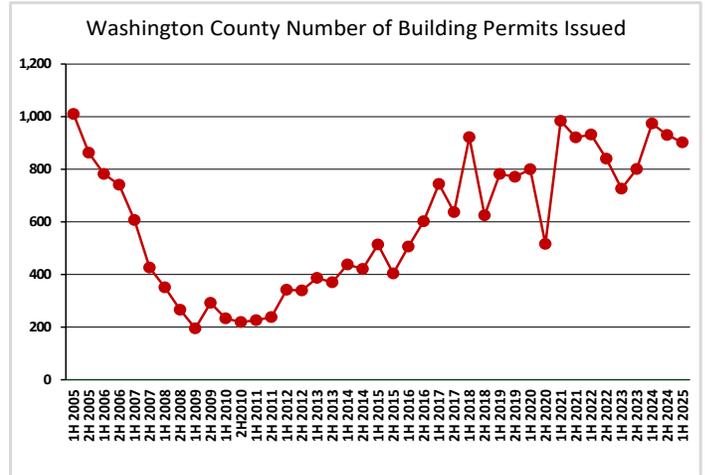
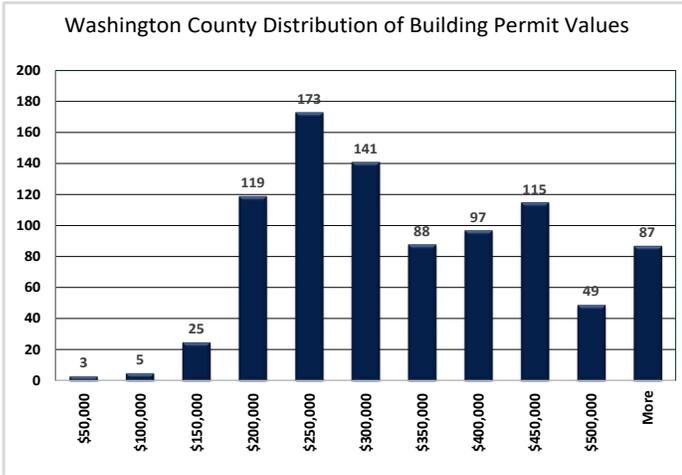
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Hillview	1	0.3%	3,484	0	\$1,350,000	\$387.49
J T Ford	1	0.3%	1,416	36	\$293,000	\$206.92
John Phillips	1	0.3%	1,876	137	\$155,000	\$82.62
La Raye Manor	1	0.3%	1,604	203	\$315,000	\$196.38
Living Water Estates	1	0.3%	2,356	37	\$470,000	\$199.49
Lost Bridge Village	4	1.4%	1,829	60	\$526,250	\$280.76
Mack Grimes	4	1.4%	1,732	73	\$326,225	\$195.25
Marjon	1	0.3%	2,000	118	\$695,000	\$347.50
Meadow Wood	1	0.3%	2,200	97	\$400,000	\$181.82
Meadows Edge	1	0.3%	3,356	32	\$799,000	\$238.08
Monitor Meadows	1	0.3%	2,213	157	\$478,000	\$216.00
Monroe Acres	2	0.7%	2,328	143	\$553,811	\$235.84
Monte Ne Shores	4	1.4%	1,809	75	\$243,000	\$153.46
Moonlight Valley	3	1.0%	2,622	66	\$585,333	\$227.17
Moulder Hollow	1	0.3%	3,097	251	\$585,000	\$188.89
North Ashmore Creek	1	0.3%	2,344	213	\$475,000	\$202.65
Oak Crest Estates	1	0.3%	2,277	43	\$256,000	\$112.43
Oak Ridge West	2	0.7%	1,862	157	\$322,500	\$178.47
Oak View	1	0.3%	1,833	54	\$385,000	\$210.04
Oakhills	1	0.3%	5,053	64	\$1,630,000	\$322.58
Otter Creek Place	1	0.3%	2,344	68	\$200,000	\$85.32
Ozark Estates	1	0.3%	2,709	36	\$520,000	\$191.95
Ozark Hills	3	1.0%	2,426	106	\$642,333	\$261.51
Ozark Orchard Co	1	0.3%	4,671	342	\$1,155,000	\$247.27
Pepper Hills	1	0.3%	2,091	91	\$500,000	\$239.12
Piney Point	1	0.3%	1,250	52	\$300,000	\$240.00
Pleasure Heights	4	1.4%	1,041	60	\$128,750	\$128.90
Point At Sugar Hollow	1	0.3%	2,744	128	\$950,000	\$346.21
Preston Trail Estates	1	0.3%	2,898	94	\$725,000	\$250.17
Rambo Riviera	1	0.3%	1,500	37	\$400,000	\$266.67
Red Oak Estates	1	0.3%	4,423	28	\$1,350,000	\$305.22
Red Oak Hills	3	1.0%	1,091	137	\$212,300	\$227.49
River Oak Estates	1	0.3%	3,607	159	\$835,000	\$231.49
Rivercliff Village	1	0.3%	3,366	47	\$1,180,000	\$350.56
Ro Lynn Hills	1	0.3%	1,487	79	\$320,000	\$215.20
Roberts Loop	1	0.3%	1,182	83	\$155,000	\$131.13

# Unincorporated Areas-Benton County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Rolling Hills Estate	1	0.3%	2,585	65	\$865,000	\$334.62
Rosser	1	0.3%	3,490	49	\$1,025,000	\$293.70
Runnymede	4	1.4%	3,504	48	\$1,030,000	\$310.30
Rush Estates	1	0.3%	3,238	207	\$817,000	\$252.32
Schilling	1	0.3%	2,433	79	\$530,000	\$217.84
Sequoyah Woods	4	1.4%	2,152	57	\$418,250	\$195.31
Seratt's	1	0.3%	2,570	26	\$1,300,000	\$505.84
Shaddox Bay	1	0.3%	2,968	153	\$1,600,000	\$539.08
Shelby Forrest	2	0.7%	2,961	22	\$829,430	\$280.52
Slate Gap Estates	1	0.3%	2,586	63	\$1,650,000	\$638.05
Snyder Farms	7	2.4%	2,402	223	\$488,221	\$204.57
South Mountain Estates	1	0.3%	4,380	29	\$1,575,000	\$359.59
Stephanie Estates	1	0.3%	2,719	169	\$625,000	\$229.86
Stone Ridge Estates	1	0.3%	5,454	85	\$1,120,000	\$205.35
Summerwood	1	0.3%	3,954	249	\$879,500	\$222.43
Sylvan Acres	1	0.3%	2,619	245	\$540,000	\$206.19
Talamore	4	1.4%	5,808	79	\$1,677,238	\$290.87
Tanglewood Resort	3	1.0%	1,993	472	\$420,633	\$225.87
Three Springs	1	0.3%	3,588	147	\$915,000	\$255.02
Timber Ridge Estates	2	0.7%	3,021	106	\$784,888	\$259.46
Topflite	1	0.3%	4,098	87	\$700,000	\$170.82
Tucks Crossing	3	1.0%	2,290	34	\$543,000	\$235.40
Turtle Cove	1	0.3%	1,200	115	\$239,000	\$199.17
Ventris Cove Estates	1	0.3%	3,249	160	\$1,200,000	\$369.34
Waterford Park	1	0.3%	3,557	46	\$730,000	\$205.23
Wateroak HPR	2	0.7%	1,796	73	\$337,450	\$187.36
Whitney Mountain	2	0.7%	2,674	66	\$501,250	\$211.48
Woodridge Manor	1	0.3%	2,837	51	\$810,000	\$285.51
Wynnbrooke	1	0.3%	3,281	0	\$850,000	\$259.07
Other	93	32.3%	2,494	115	\$585,262	\$246.23
<b>Unincorporated Areas-BC</b>	<b>288</b>	<b>100.0%</b>	<b>2,438</b>	<b>108</b>	<b>\$566,791</b>	<b>\$231.09</b>

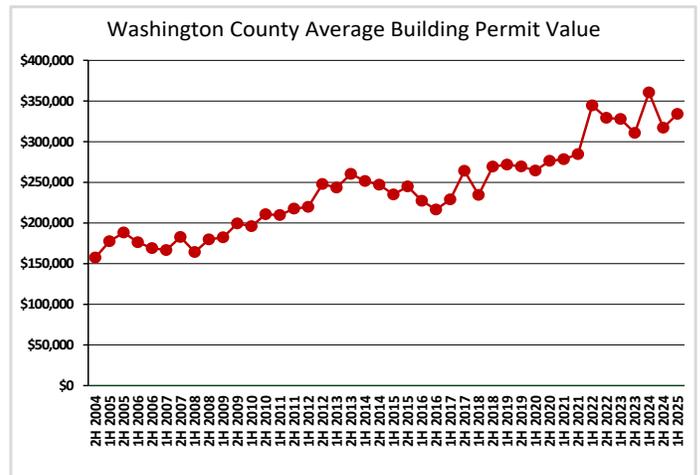
# Washington County Building Permits



904 building permits were issued in Washington County during the first half of 2025. This is a 2.8 percent decrease from the 930 permits issued in the second half of 2024 and a 7.2 percent decrease from the 974 permits in the first half of 2024.

The average building permit value increased 5.8 percent from \$317,126 in the second half of 2024 to \$335,398 in the first half of 2025.

Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house. The trend for Accessory Dwelling Units (ADU) and smaller footprint family dwellings in Northwest Arkansas could impact the average value. Building permits are also an estimate of the cost of the construction and may not reflect the actual construction cost due to upgrades or changes which are made during construction.

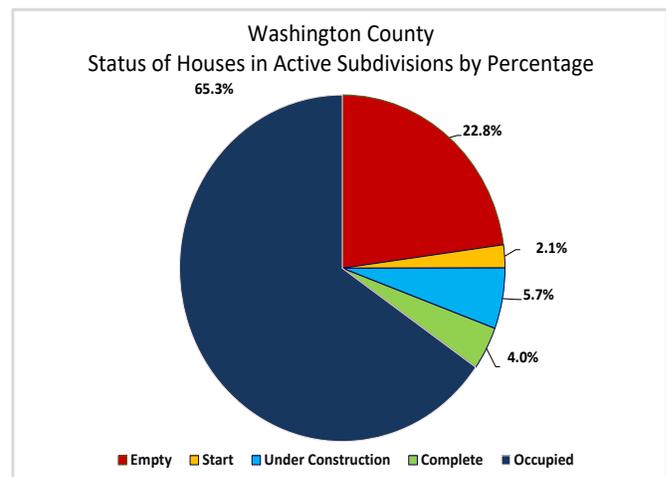
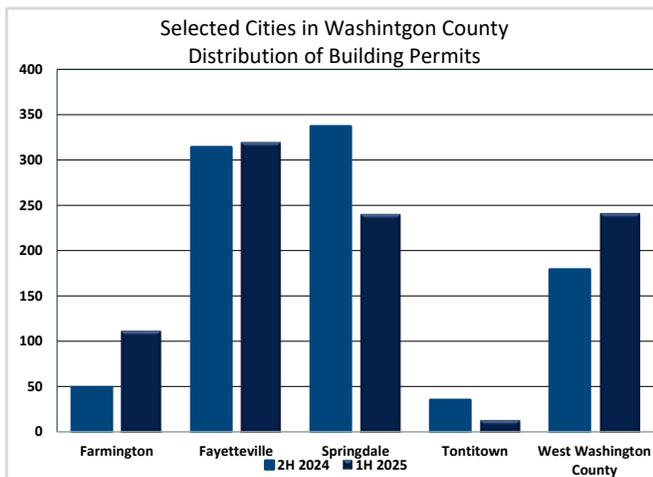


Washington County Building Permits	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	974	930	904	-7.2%	-2.8%
Average Value of Residential Building Permits	\$360,454	\$317,126	\$335,398	-7.0%	5.8%

# Washington County

## Building Permits in Selected Cities

Building Permit Values Washington County												1H 2025	2H 2024	% WC	% NWA
	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More				
Elkins	1	0	0	1	10	9	12	1	0	0	0	34	33	3.8%	1.2%
Elm Springs	0	0	1	0	0	2	1	3	18	11	6	42	22	4.6%	1.4%
Farmington	1	0	0	0	1	7	16	29	22	16	20	112	49	12.4%	3.8%
Fayetteville	0	2	4	11	71	47	22	42	69	18	33	319	314	35.3%	10.9%
Goshen	0	0	1	1	1	0	0	0	1	0	8	12	8	1.3%	0.4%
Greenland	0	1	0	0	0	0	0	0	0	0	0	1	3	0.1%	0.0%
Johnson	0	0	0	0	0	0	0	0	0	0	2	2	2	0.2%	0.1%
Lincoln	0	0	0	0	0	0	0	0	0	0	0	0	3	0.0%	0.0%
Prairie Grove	0	0	0	11	28	42	19	10	0	2	4	116	120	12.8%	4.0%
Springdale	1	2	19	83	62	31	18	11	2	2	9	240	337	26.5%	8.2%
Tontitown	0	0	0	0	0	3	0	1	3	0	7	14	35	1.5%	0.5%
West Fork	0	0	0	12	0	0	0	0	0	0	0	12	4	1.3%	0.4%
West Washington County	1	1	0	23	29	49	35	39	22	18	24	241	179	26.7%	8.2%
Washington County	3	5	25	119	173	141	88	97	115	49	89	904	930	100.0%	30.1%

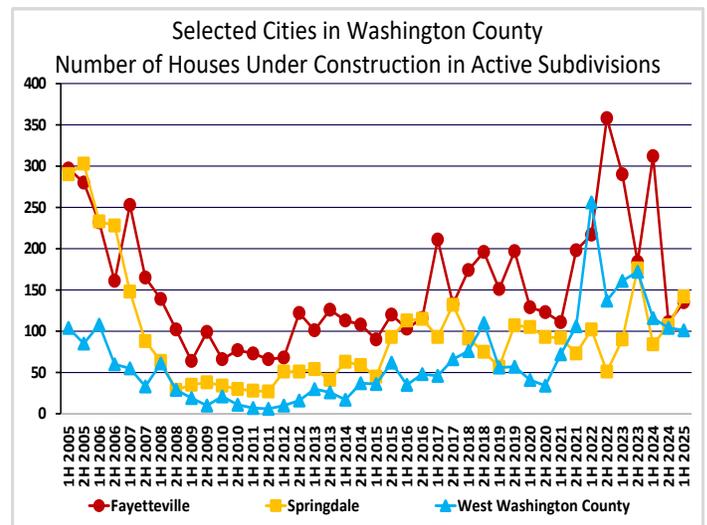
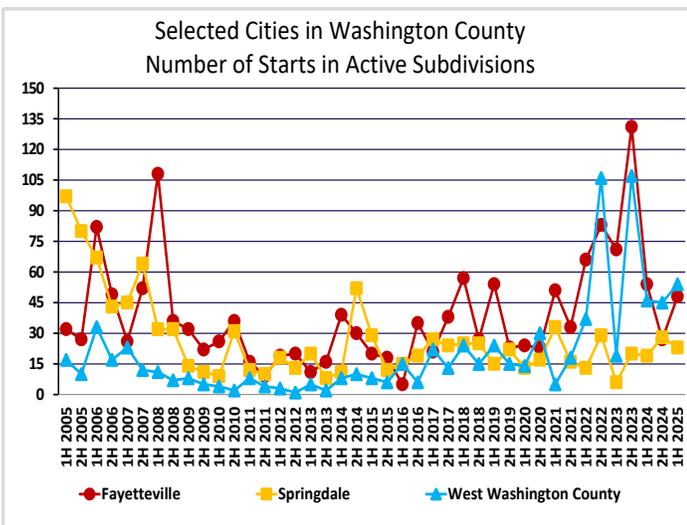
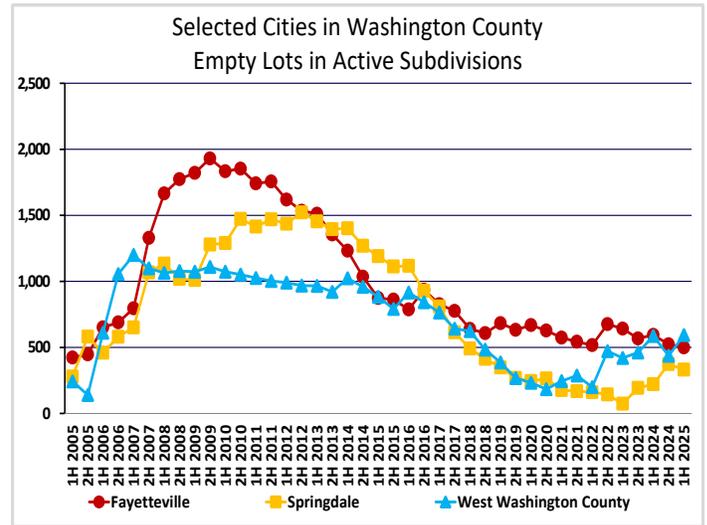
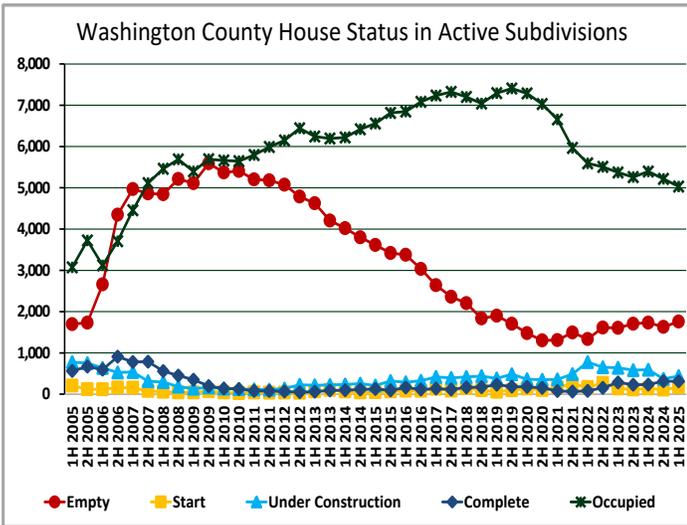


# Washington County Owner Occupied

Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 to 2025 are provided in this report. The percentage of houses occupied by owners decreased from 64.9 percent in 2012 to 58.9 percent in the first half of 2025. This represents a decline of owner-occupied homes of 6.0% since 2012. The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County for selected cities.

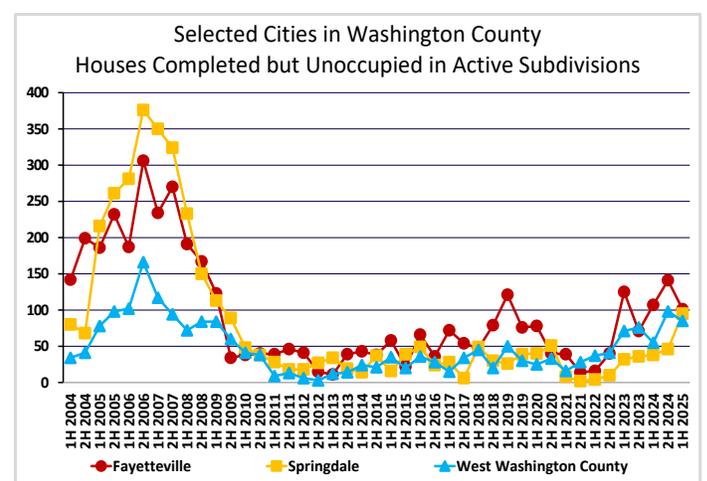
Washington County Owner Occupied	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Elkins	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%	67.9%	68.8%	69.0%	68.9%	67.9%	66.6%	67.6%	65.9%
Elm Springs	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%	74.1%	74.0%	71.9%	72.0%	71.1%	72.2%	71.3%
Farmington	69.8%	69.9%	69.7%	67.1%	67.4%	69.3%	70.2%	69.8%	67.4%	67.8%	64.5%	63.4%	62.9%	61.8%
Fayetteville	59.2%	58.6%	58.3%	55.9%	56.0%	55.9%	56.5%	55.9%	54.5%	54.2%	53.0%	52.2%	51.7%	50.3%
Goshen	78.3%	72.4%	73.5%	71.1%	71.1%	74.2%	75.6%	80.9%	81.4%	78.9%	78.8%	79.0%	79.5%	77.5%
Greenland	68.5%	67.9%	67.3%	66.8%	67.5%	68.4%	69.8%	70.3%	72.7%	74.3%	71.8%	71.5%	71.7%	70.8%
Johnson	59.5%	58.6%	57.9%	56.3%	56.3%	55.8%	56.5%	55.1%	54.3%	54.6%	52.9%	52.7%	53.8%	53.9%
Lincoln	62.8%	61.0%	60.2%	56.6%	57.1%	57.0%	57.6%	56.8%	55.3%	58.4%	59.2%	60.4%	61.1%	61.1%
Prairie Grove	68.7%	67.6%	68.0%	65.2%	65.2%	65.7%	66.6%	62.9%	63.1%	64.5%	64.4%	63.4%	62.6%	61.9%
Springdale	64.7%	64.1%	74.2%	72.6%	62.2%	62.5%	63.4%	64.0%	62.7%	62.8%	61.6%	62.3%	61.8%	60.3%
Tontitown	78.2%	77.9%	63.4%	76.3%	78.1%	73.4%	71.3%	63.7%	70.7%	71.9%	69.2%	66.2%	66.6%	66.4%
West Fork	71.2%	70.5%	78.3%	69.3%	69.2%	69.4%	69.7%	71.7%	70.9%	70.9%	69.9%	70.6%	70.5%	69.5%
Winslow	63.0%	65.0%	70.0%	62.8%	62.8%	65.2%	65.7%	71.0%	63.0%	60.4%	65.0%	61.9%	61.3%	59.3%
Rural-WC	75.3%	74.7%	63.5%	62.3%	73.0%	72.3%	72.8%	60.6%	73.0%	72.9%	72.6%	73.5%	73.4%	72.6%
Washington	64.9%	64.3%	63.9%	62.0%	62.1%	62.2%	62.4%	62.2%	61.7%	61.7%	60.6%	60.4%	60.1%	58.9%

# Washington County Active Subdivisions

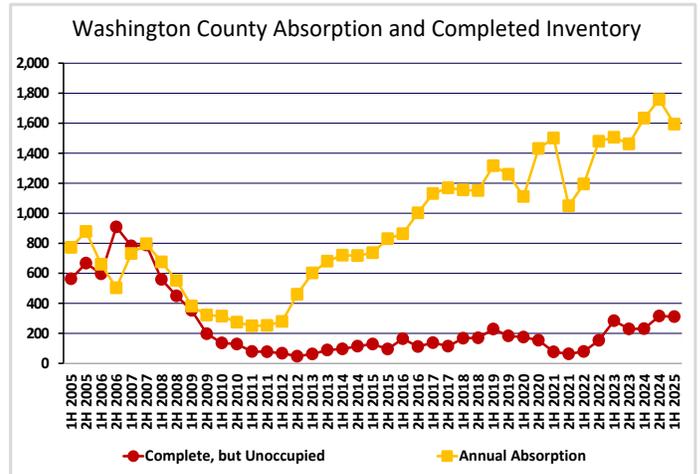
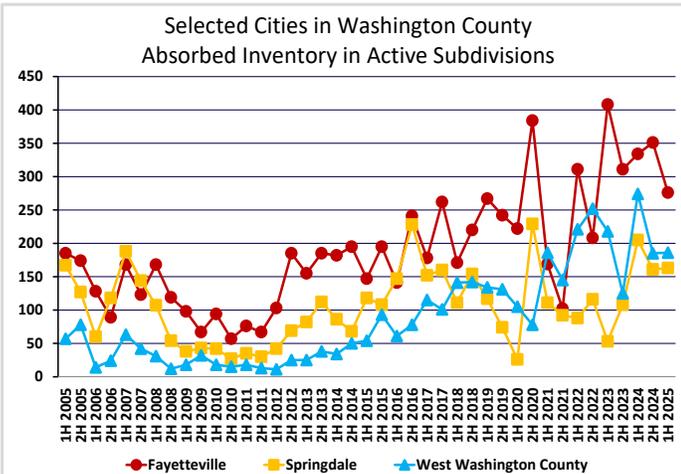
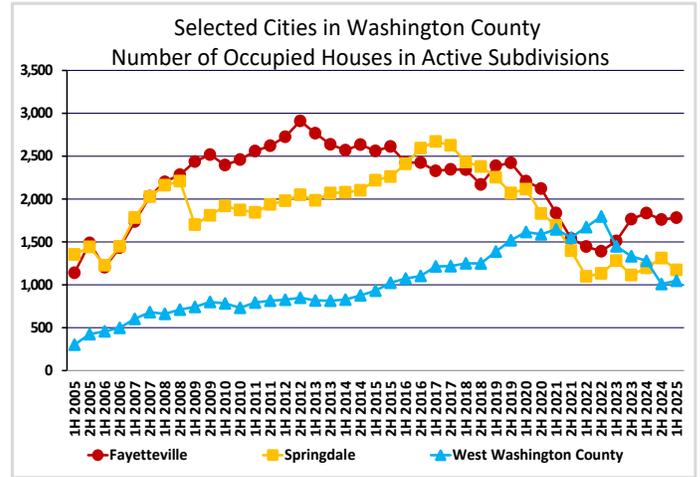
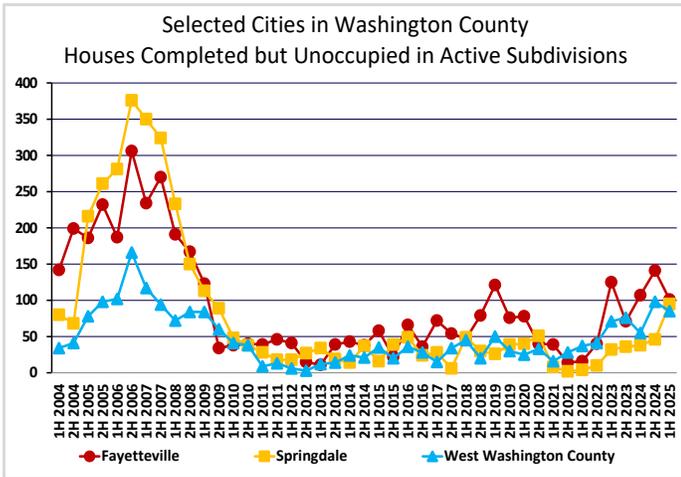


There were 7,704 total lots in 144 active subdivisions in Washington County in the first half of 2025 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories. 65.3 percent of the lots were occupied, 4.0 percent were complete but unoccupied, 5.7 percent were under construction, 2.1 percent were starts, while 22.8 percent were empty lots.

During the first half of 2025, 782 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 20.1 months of lot inventory at the end of the first half of 2025.



# Washington County Active Subdivisions



Overall, in 33 out of the 144 active subdivisions in Washington County, no absorption occurred in the last year.

In Washington County, Spring Creek Farms, Phase I in Springdale had 40 houses under construction. Wagon Wheel West in Farmington had 24, and Henderson Park, Phase II in Fayetteville had an additional 23 houses.

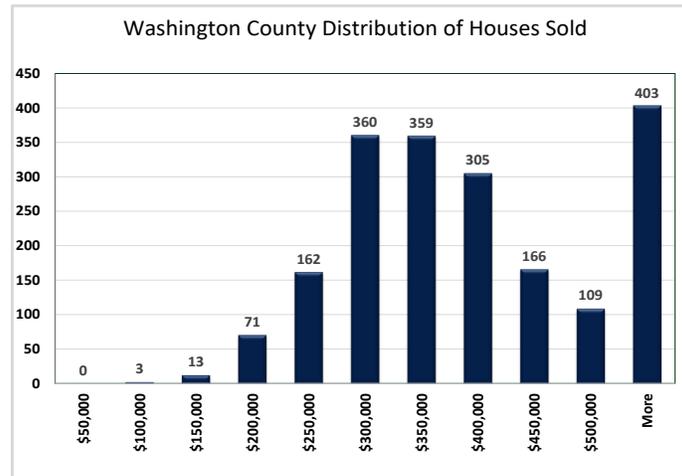
The table at the right shows an additional 5,524 final and preliminary lots for Washington County in 64 new subdivisions, which are in the pipeline in the first half of 2025.

Washington County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	2	210
Fayetteville	26	1,966
Lincoln	3	228
Prairie Grove	4	647
Springdale	23	2,077
Tontitown	4	341
West Fork	2	55
<b>Washington Total</b>	<b>64</b>	<b>5,524</b>

1,951 houses sold in Washington County during the first half of 2025. The average price of a house was \$417,489 at \$209.02 per square foot. The median cost of a house sold in Washington County was 351,000, up 3.3 percent from the \$339,900 in the second half of 2024.

# Washington County

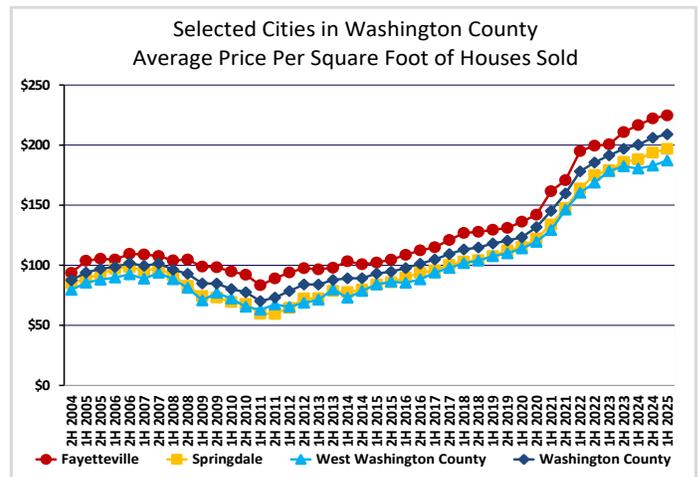
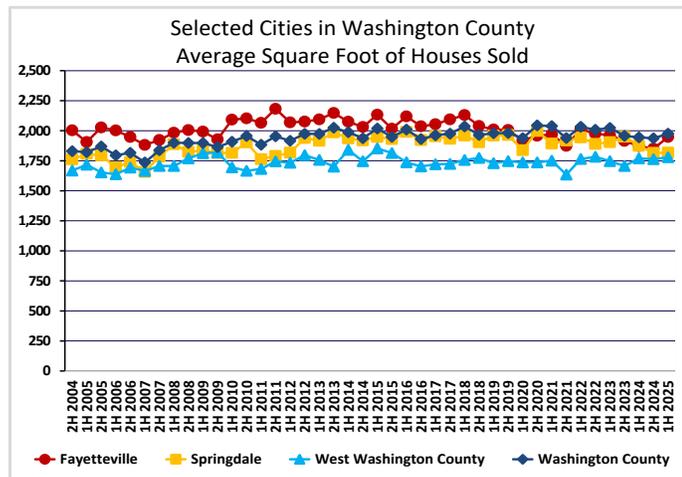
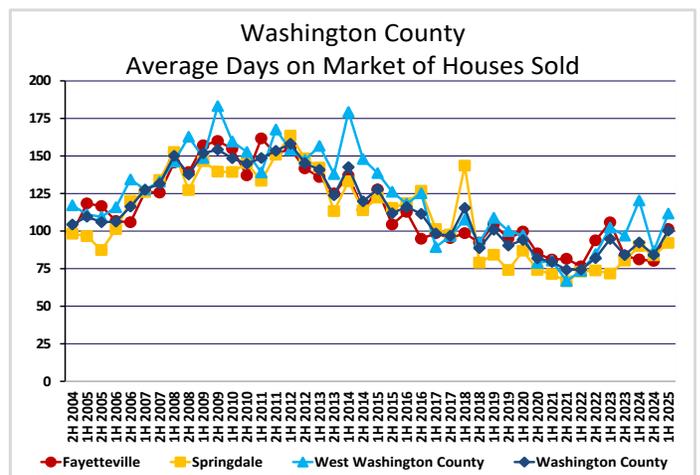
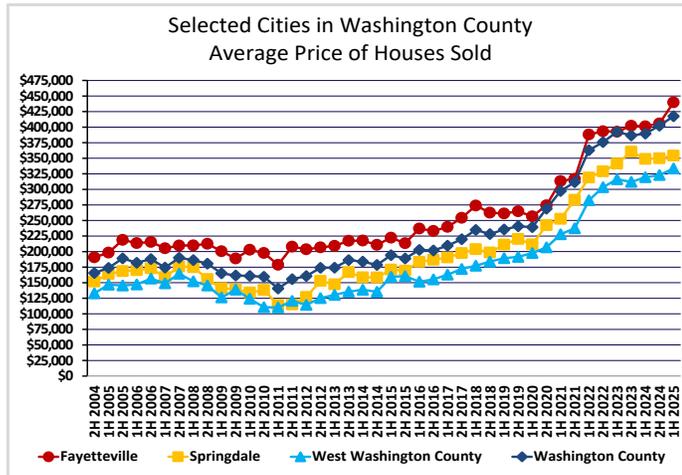
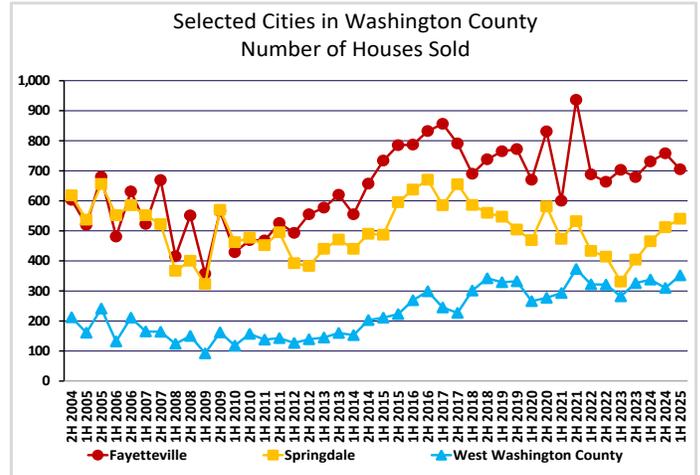
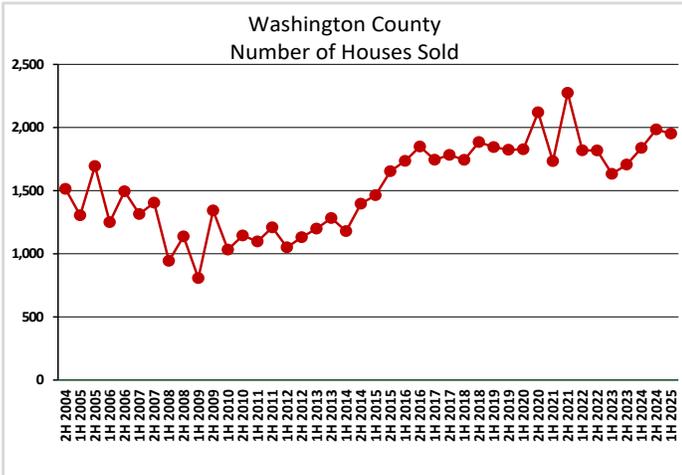
## Sold Houses by City and Characteristics



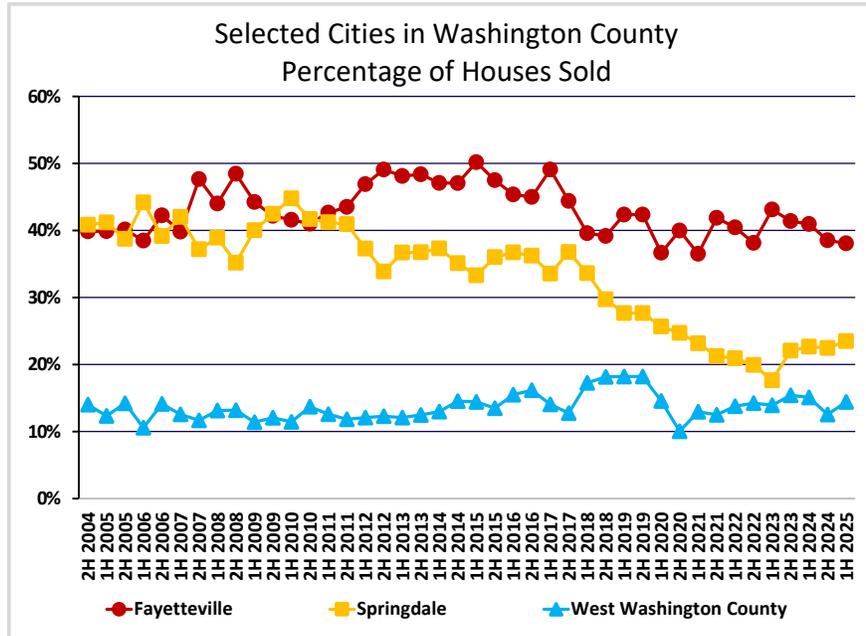
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	69.3%
\$50,001 - \$100,000	3	0.1%	1,078	37	88.9%
\$100,001 - \$150,000	13	0.4%	1,152	41	96.7%
\$150,001 - \$200,000	71	2.3%	1,161	81	96.3%
\$200,001 - \$250,000	162	5.3%	1,239	98	98.4%
\$250,001 - \$300,000	360	11.9%	1,454	87	99.0%
\$300,001 - \$350,000	359	11.8%	1,665	104	98.9%
\$350,001 - \$400,000	305	10.0%	1,901	239	99.1%
\$400,001 - \$450,000	166	5.5%	2,103	--	98.8%
\$450,001 - \$500,000	109	3.6%	2,202	76	99.1%
\$500,001+	403	13.3%	3,131	--	98.5%
<b>Washington County Sold</b>	<b>1,951</b>	<b>100.0%</b>	<b>1,975</b>	<b>100</b>	<b>98.6%</b>

Sold Characteristics Washington County	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	1,838	1,984	1,951	6.1%	-1.7%
Average Price of Houses Sold	\$389,574	\$402,322	\$417,489	7.2%	3.8%
Average Days on Market	92	84	100	8.5%	19.2%
Average Price per Square Foot	\$200.39	\$206.13	\$209.02	4.3%	1.4%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	707	625	660	-6.6%	5.6%
Average Price of New Houses Sold	\$365,301	\$378,340	\$405,931	11.1%	7.3%
Average Days on Market of New Houses Sold	122	109	141	15.8%	29.5%
Number of Houses Listed	718	797	932	29.8%	16.9%
Average List Price of Houses Listed	\$522,502	\$533,273	\$497,055	-4.9%	-6.8%

# Washington County Houses Sold

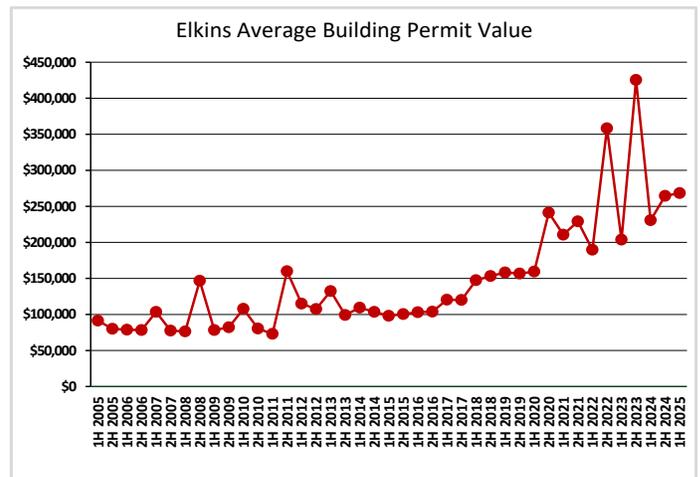
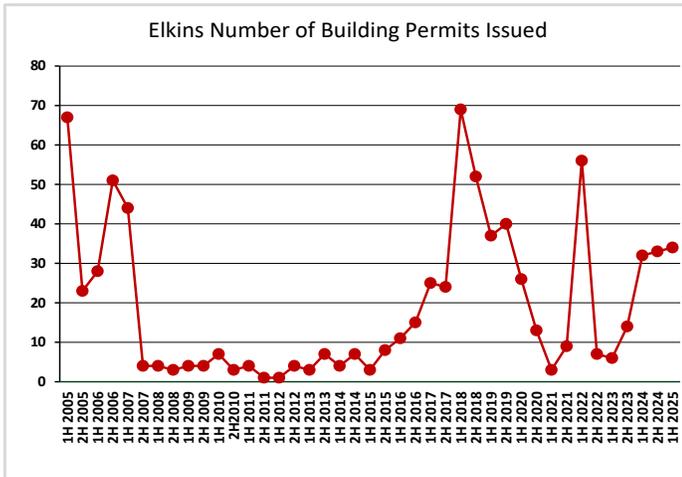


# Washington County Sold Houses by City and Characteristics



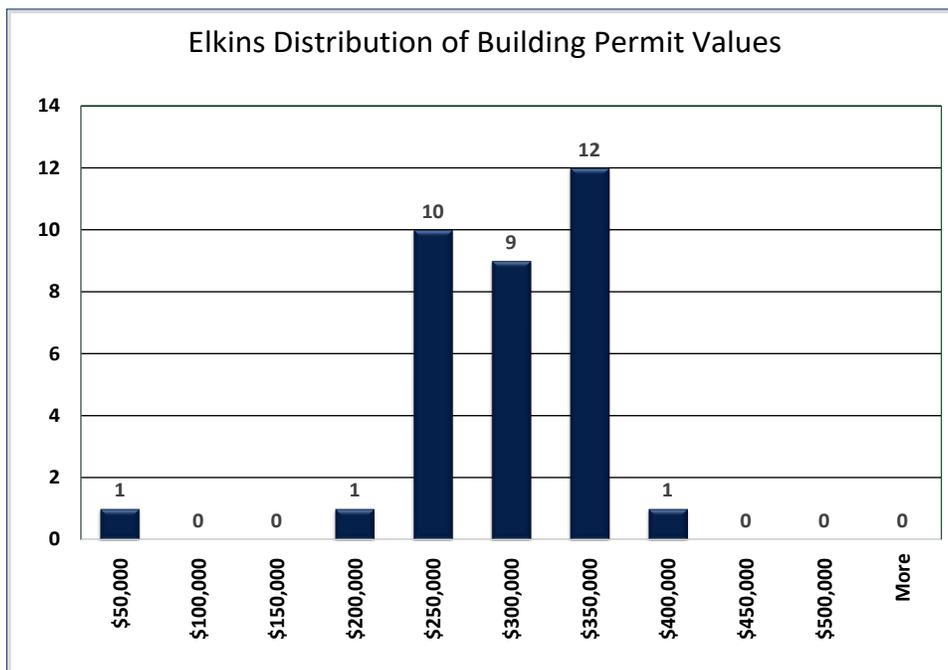
Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Cane Hill	--	--	--	0	0.0%
Elkins	\$272,905	\$180.93	92	53	1.8%
Elm Springs	\$706,027	\$248.59	123	37	3.2%
Evansville	--	--	--	0	0.0%
Farmington	\$361,089	\$200.60	95	137	6.1%
Fayetteville	\$439,730	\$224.71	101	705	38.1%
Goshen	\$832,737	\$234.55	133	29	3.0%
Greenland	\$279,667	\$134.03	124	6	0.2%
Johnson	\$778,473	\$235.34	75	26	2.5%
Lincoln	\$199,096	\$140.45	99	26	0.6%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$338,844	\$185.48	128	165	6.9%
Springdale	\$354,117	\$196.77	92	540	23.5%
Summers	--	--	--	0	0.0%
Tontitown	\$507,012	\$216.55	90	56	3.5%
West Fork	\$286,946	\$184.27	107	18	0.6%
Winslow	\$259,167	\$120.89	62	3	0.1%
No City WC	\$544,950	\$220.36	98	150	10.0%
<b>Washington County</b>	<b>\$417,489</b>	<b>\$209.02</b>	<b>100</b>	<b>1,951</b>	<b>100.0%</b>

# Elkins Building Permits



Elkins	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	32	33	34	6.3%	3.0%
Average Value of Residential Building Permits	\$230,749	\$264,583	\$268,371	16.3%	1.4%

Additional lots in Stokenbury new phases are contributing to an increase in building permits and new construction in Elkins.



# Elkins

## Active Subdivisions

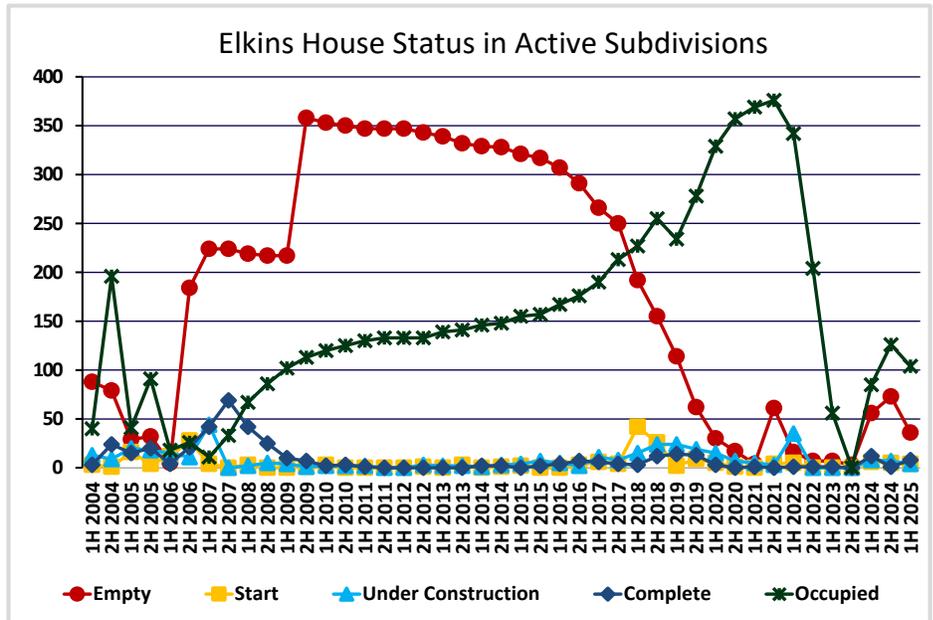
There were 156 total lots in 3 active subdivisions in Elkins in the first half of 2025. 66.7 percent of the lots were occupied, 5.1 percent were complete but unoccupied, 2.6 percent were under construction, 2.6 percent were starts, and 23.1 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the first half of 2025 were Stokenbury Phase IV with 3. Stokenbury Farms, Phase III followed with 1.

Stokenbury Farms, Phase III had the most houses becoming occupied in Elkins with 11 houses. An additional 9 houses in Stokenbury Phase IV became occupied in the first half of 2025.

New construction or progress in existing construction has occurred in the last year in all of the 3 active subdivisions in Elkins.

22 new houses in Elkins became occupied in the first half of 2025.



The annual absorption rate implies that there are 9.9 months of remaining inventory in 3 active subdivisions, down from 14.7 percent in the second half of 2024.

In all of the 3 active subdivisions in Elkins, absorption occurred in the first half of 2025.

The percentage of houses occupied by owners decreased in Elkins from 69.8 percent in 2012 to 65.9 percent in the first half of 2025.

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2025.

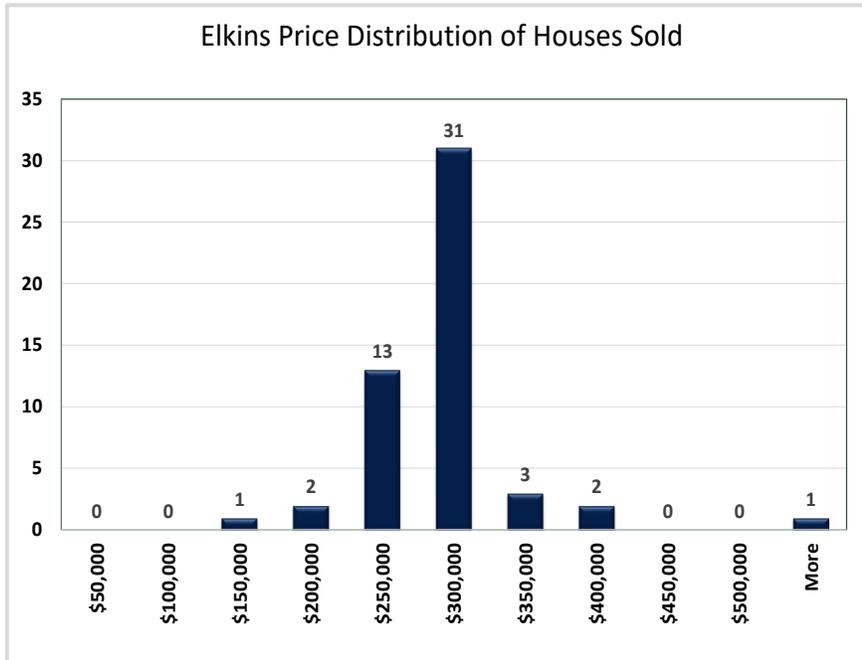
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Stokenbury Farms, Phase II	4	0	0	0	59	63	2	24.0
Stokenbury Farms, Phase III	5	0	1	0	36	42	11	2.0
Stokenbury Phase IV	27	4	3	8	9	51	9	56.0
<b>Active Subdivision</b>	<b>36</b>	<b>4</b>	<b>4</b>	<b>8</b>	<b>104</b>	<b>156</b>	<b>22</b>	<b>9.9</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Elkins

## Price Distribution of Houses Sold



53 houses were sold in Elkins in the first half of 2025.

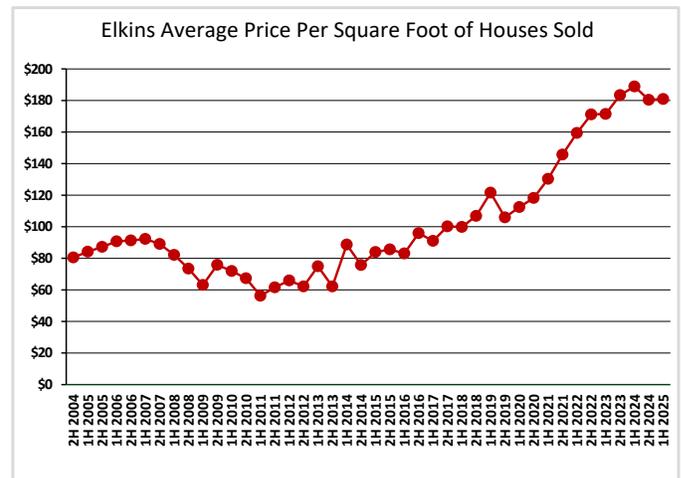
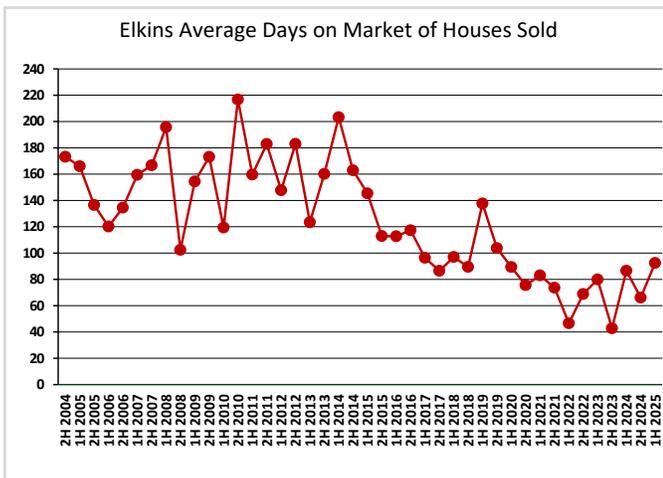
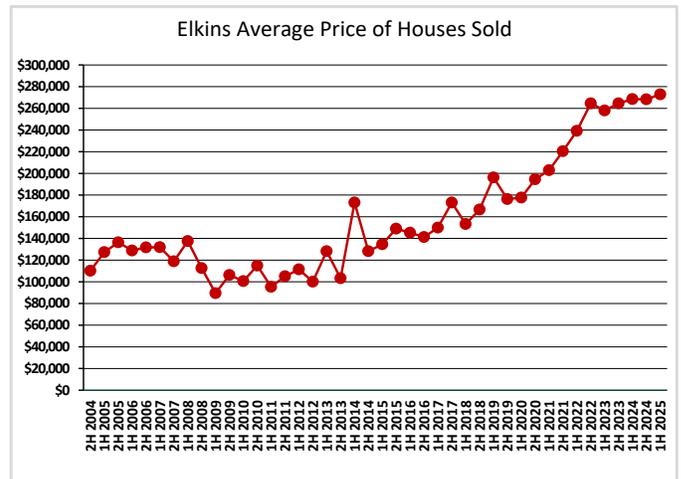
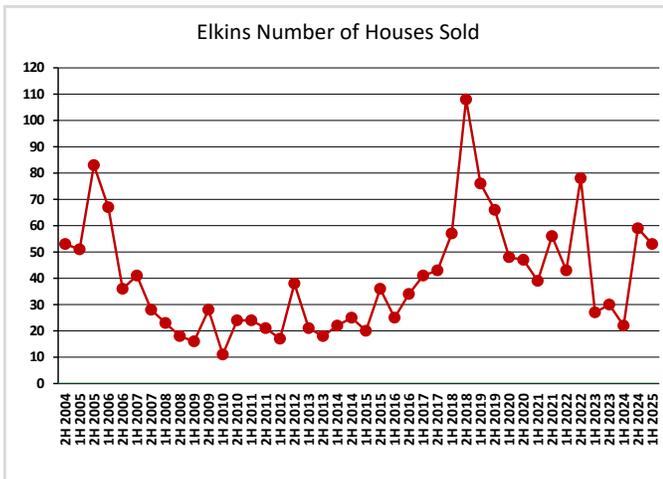
The average price of a house was \$272,905 at \$180.93 per square foot.

The median cost of a house was \$266,650.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	1.9%	1,248	57	88.0%
\$150,001 - \$200,000	2	3.8%	1,092	123	88.9%
\$200,001 - \$250,000	13	24.5%	1,221	102	98.8%
\$250,001 - \$300,000	31	58.5%	1,548	93	100.3%
\$300,001 - \$350,000	3	5.7%	1,857	67	98.9%
\$350,001 - \$400,000	2	3.8%	2,447	56	99.1%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	1.9%	2,815	78	97.8%
<b>Elkins Sold</b>	<b>53</b>	<b>100.0%</b>	<b>1,520</b>	<b>92</b>	<b>99.1%</b>

# Elkins

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	22	59	53	140.9%	-10.2%
Average Price of Houses Sold	\$268,505	\$268,274	\$272,905	1.6%	1.7%
Average Days on Market	87	66	92	6.8%	39.9%
Average Price per Square Foot	\$188.85	\$180.40	\$180.93	-4.2%	0.3%
Percentage of County Sales	0.8%	2.0%	1.8%	115.3%	-10.4%
Number of New Houses Sold	3	32	28	833.3%	-12.5%
Average Price of New Houses Sold	\$257,406	\$271,944	\$268,260	4.2%	-1.4%
Average Days on Market of New Houses Sold	99	81	100	0.7%	23.9%
Number of Houses Listed	1	16	10	216.7%	-5.0%
Average List Price of Houses Listed	\$318,209	\$289,315	\$300,134	-5.7%	3.7%

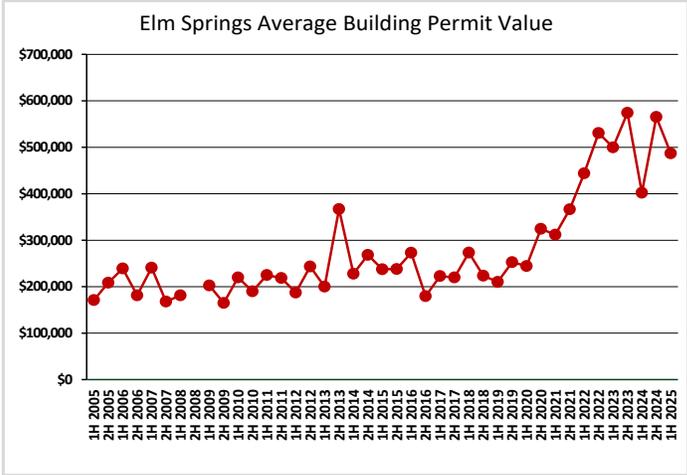
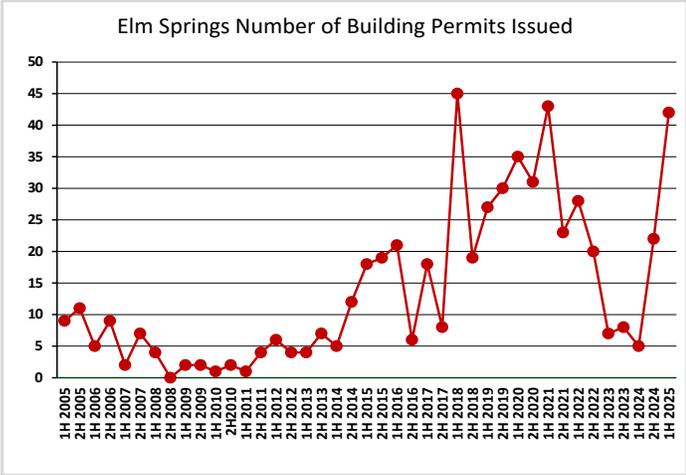
# Elkins

## Characteristics of Houses Sold

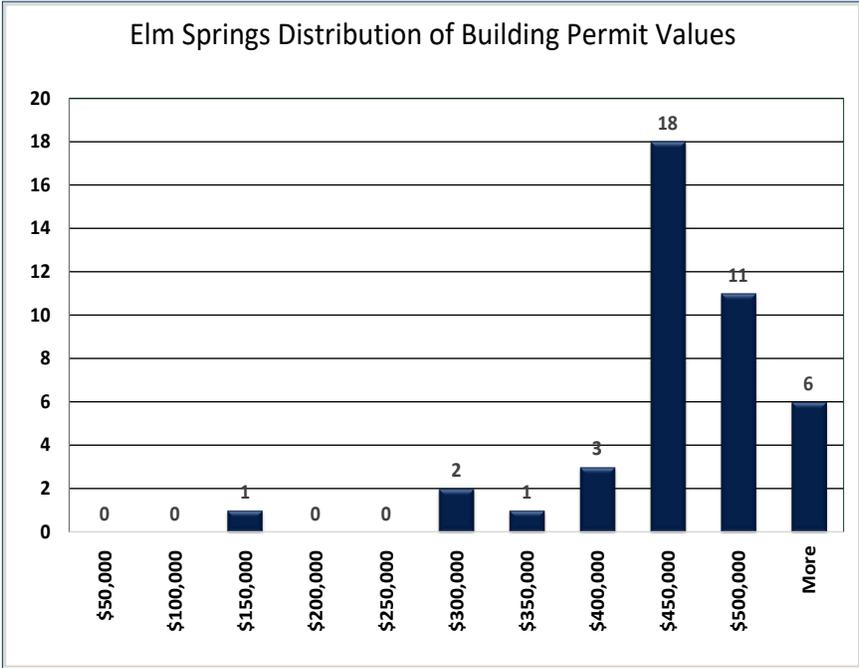
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Elkridge Plantation	1	1.9%	1,710	88	\$315,000	\$184.21
Fox Trail Village	1	1.9%	1,590	157	\$264,900	\$166.60
Hollybrooke Estates	3	5.7%	1,349	67	\$215,000	\$156.90
Meadowbrook	2	3.8%	1,593	74	\$274,450	\$172.00
Millers Meadow	1	1.9%	2,008	43	\$350,000	\$174.30
Oakwoods	3	5.7%	1,259	99	\$237,833	\$188.89
Shofner	1	1.9%	1,298	226	\$227,500	\$175.27
Stokenbury Farms	35	66.0%	1,510	95	\$271,805	\$183.55
Stonecrest	1	1.9%	2,236	26	\$390,000	\$174.42
Twin Oaks	1	1.9%	1,182	21	\$222,000	\$187.82
Woodbridge	1	1.9%	1,116	106	\$189,000	\$169.35
Other	3	5.7%	1,854	88	\$361,667	\$183.92
<b>Elkins Sold</b>	<b>53</b>	<b>100.0%</b>	<b>1,520</b>	<b>92</b>	<b>\$272,905</b>	<b>\$180.93</b>



# Elm Springs Building Permits



Elm Springs	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	5	22	42	740.0%	90.9%
Average Value of Residential Building Permits	\$402,120	\$565,336	\$486,944	21.1%	-13.9%



# Elm Springs

## Active Subdivisions

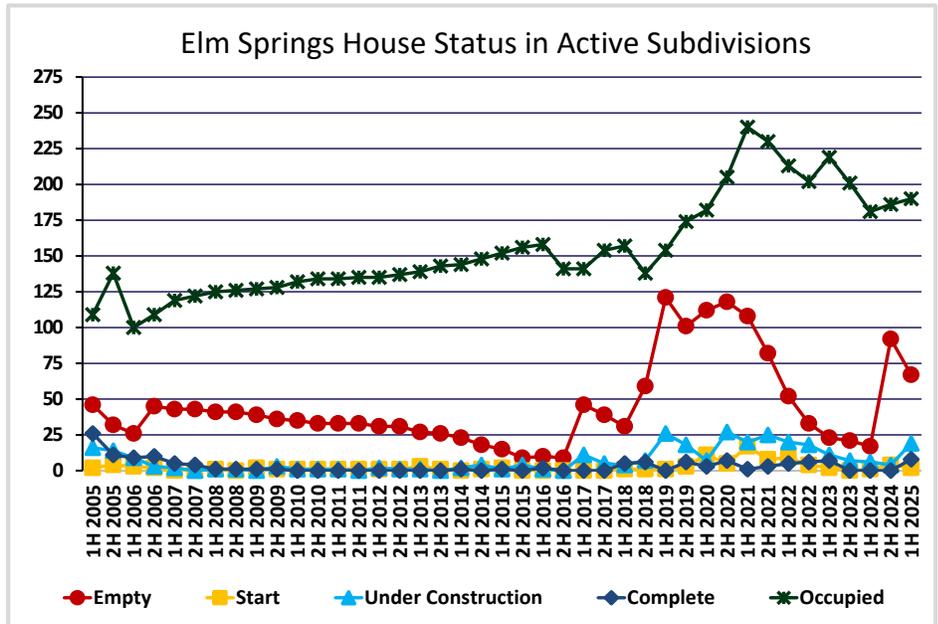
There were 286 total lots in 4 active subdivisions in Elm Springs in the first half of 2025. 66.4 percent of the lots were occupied, 2.8 percent were complete but unoccupied, 6.6 were under construction, 0.7 percent were starts, and 23.4 percent were empty lots.

The subdivisions with the most houses under construction in Elm Springs during the first half of 2025 were Parkside, Phase I with 13. Highlands at Elm Springs followed with 5.

Highlands at Elm Springs and Parkside, Phase I had the most houses becoming occupied in Elm Springs with 2 houses each in the first half of 2025.

New construction or progress in existing construction has occurred in the last year in all of the 4 active subdivisions in Elm Springs.

4 new houses in Elm Springs became occupied in the first half of 2025. The annual absorption rate implies that there are 128.0 months



of remaining inventory in 4 active subdivisions, down from 133.3 percent in the second half of 2024.

In 2 of the active subdivisions in Elm Springs, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Elm Springs from 79.8 percent in 2012 to 71.3 percent in the first half of 2025.

Additionally no new lots or subdivisions received either preliminary or final approval by first half of 2025.

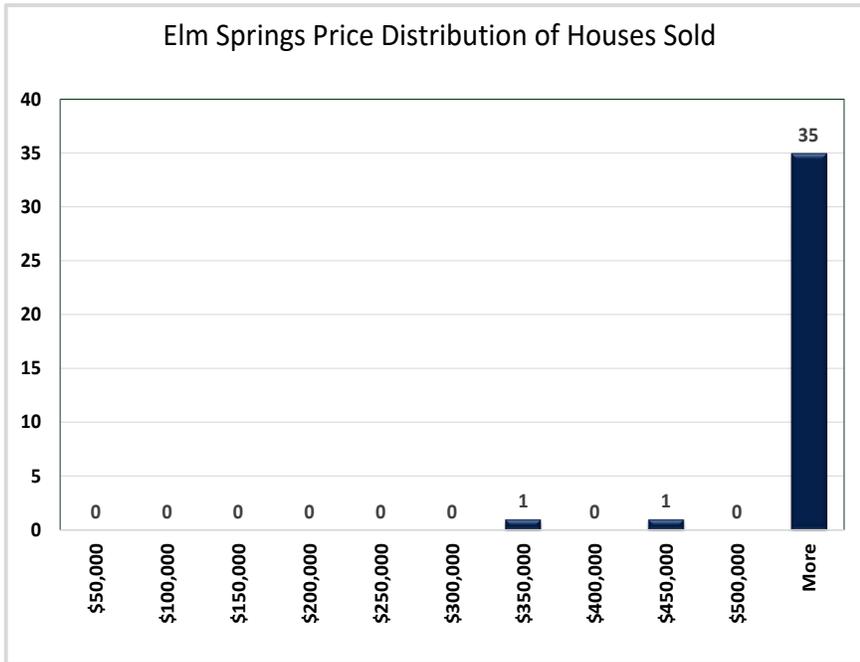
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot <sup>2</sup>	2	0	0	0	65	67	0	24.0
Elm Valley, Phase II <sup>2</sup>	1	0	1	0	89	91	0	--
Highlands at Elm Springs	7	1	5	0	34	47	2	26.0
Parkside, Phase I	57	1	13	8	2	81	2	474.0
<b>Elm Springs Active Subdivisions</b>	<b>67</b>	<b>2</b>	<b>19</b>	<b>8</b>	<b>190</b>	<b>286</b>	<b>4</b>	<b>128.0</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Elm Springs

## Price Distribution of Houses Sold



37 houses were sold in Elm Springs in the first half of 2025.

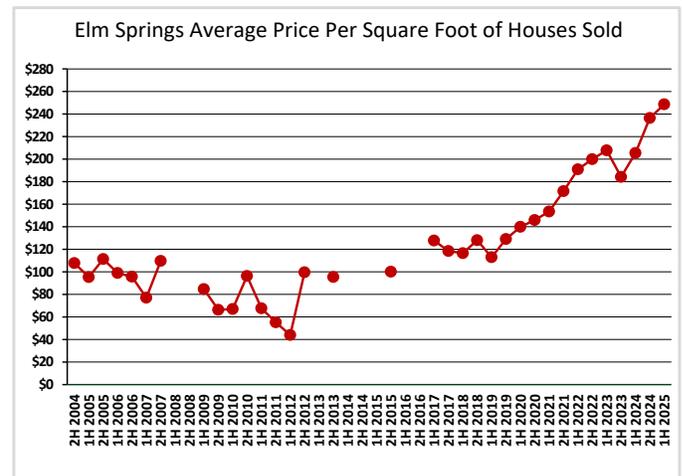
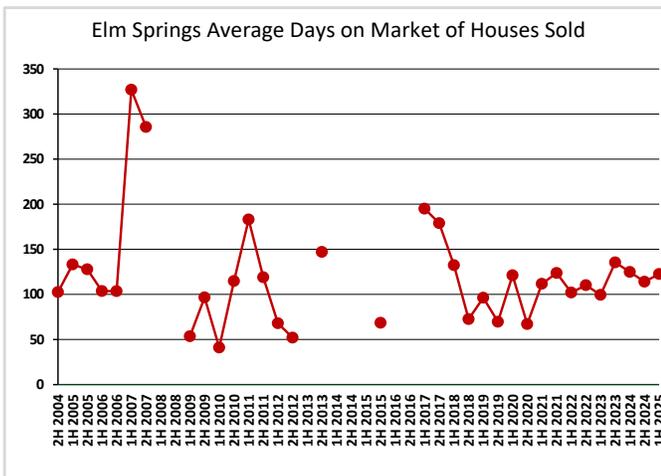
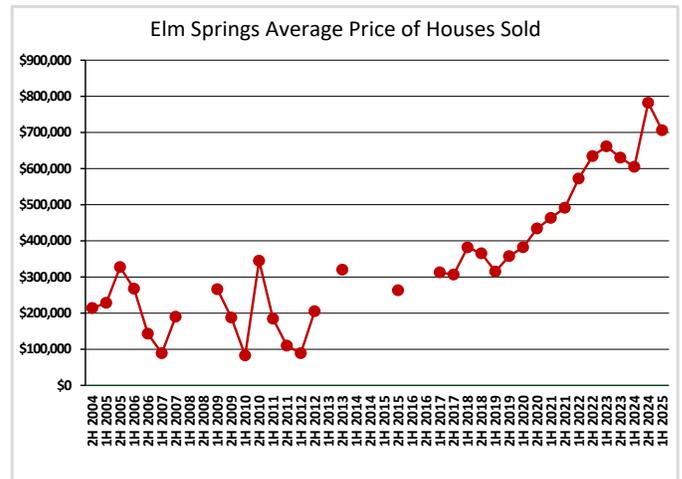
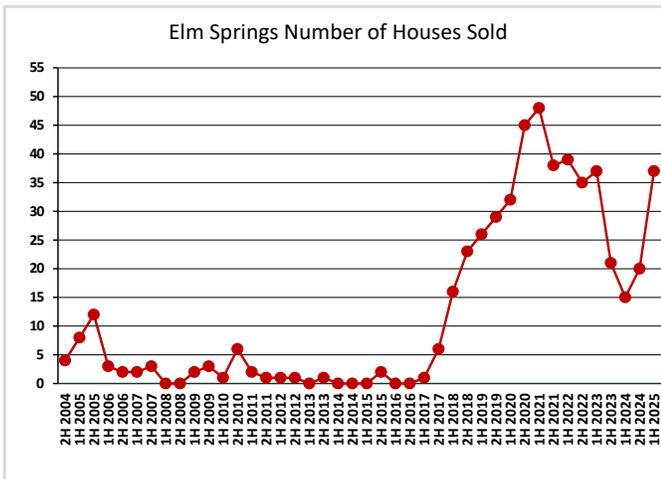
The average price of a house was \$706,027 at \$248.59 per square foot.

The median cost of a house was \$649,988.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	1	2.7%	1,036	32	100.0%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	2.7%	1,999	29	98.8%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	35	94.6%	2,910	128	99.6%
<b>Elm Springs Sold</b>	<b>37</b>	<b>100.0%</b>	<b>2,835</b>	<b>123</b>	<b>99.6%</b>

# Elm Springs

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	15	20	37	146.7%	85.0%
Average Price of Houses Sold	\$604,780	\$782,030	\$706,027	16.7%	-9.7%
Average Days on Market	125	114	123	-1.8%	7.5%
Average Price per Square Foot	\$205.39	\$236.45	\$248.59	21.0%	5.1%
Percentage of County Sales	1.3%	2.0%	3.2%	153.1%	63.7%
Number of New Houses Sold	0	1	17	--	1600.0%
Average Price of New Houses Sold	--	\$845,000	\$617,588	--	-26.9%
Average Days on Market of New Houses Sold	--	77	182	--	136.0%
Number of Houses Listed	1	16	10	900.0%	-37.5%
Average List Price of Houses Listed	\$625,000	\$727,089	\$846,030	35.4%	16.4%

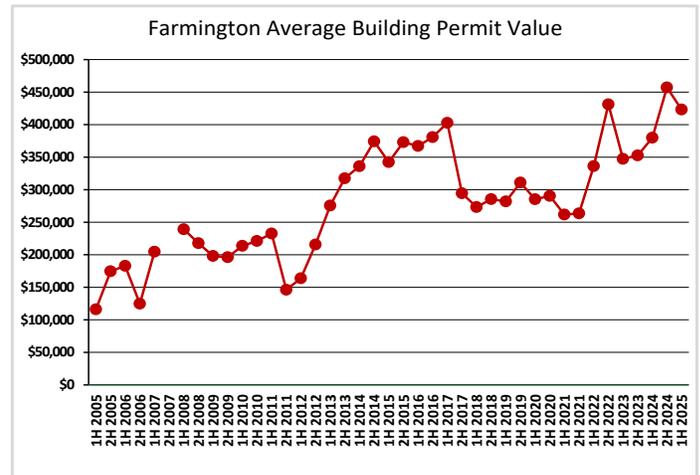
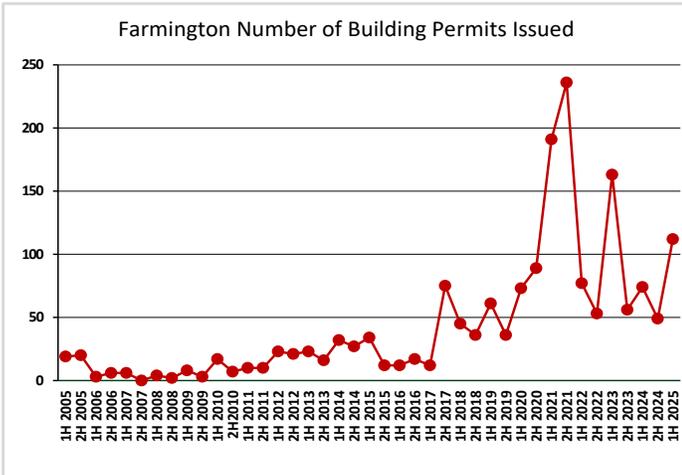
# Elm Springs

## Characteristics of Houses Sold

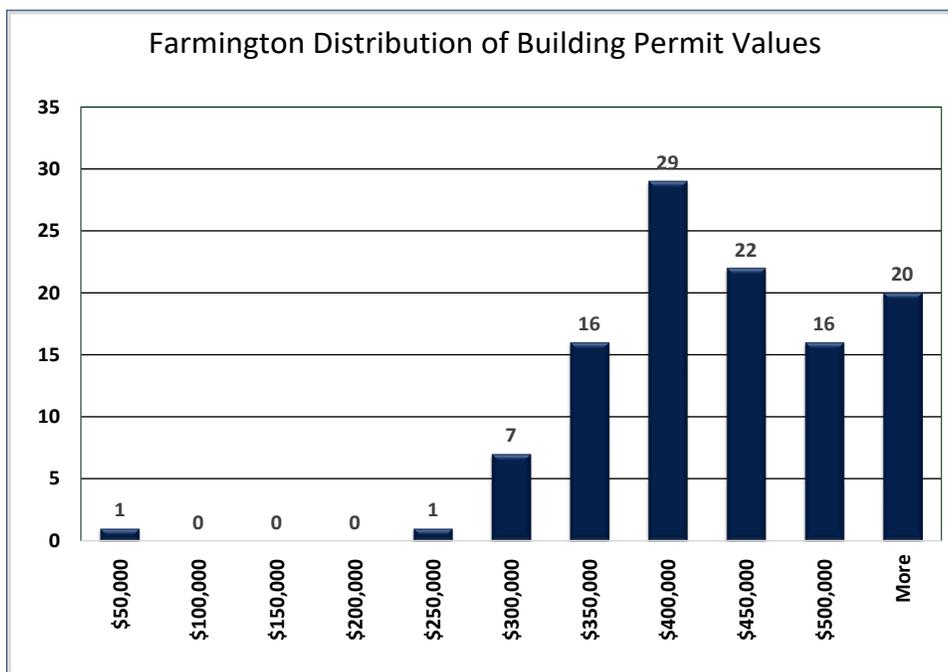
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Collins Cove	1	2.7%	2,515	39	\$560,000	\$222.66
Elm Valley	8	21.6%	2,910	62	\$711,375	\$244.59
Elmdale Lake Estates	3	8.1%	3,631	53	\$835,000	\$230.03
High Ridge Estates	1	2.7%	3,040	130	\$590,000	\$194.08
Highlands At Elm Springs	2	5.4%	4,039	59	\$1,217,500	\$298.70
Lake View	1	2.7%	1,999	29	\$415,000	\$207.60
Mill Park	1	2.7%	2,559	83	\$574,000	\$224.31
Oak Park	1	2.7%	3,300	61	\$804,000	\$243.64
Parkside	16	43.2%	2,548	191	\$621,187	\$245.98
Other	3	8.1%	2,818	123	\$870,000	\$308.53
<b>Elm Springs Sold</b>	<b>37</b>	<b>100.0%</b>	<b>2,835</b>	<b>123</b>	<b>\$706,027</b>	<b>\$248.59</b>



# Farmington Building Permits



Farmington	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	74	49	112	51.4%	128.6%
Average Value of Residential Building Permits	\$379,905	\$457,245	\$423,223	11.4%	-7.4%



# Farmington Active Subdivisions

There were 813 total lots in 10 active subdivisions in Farmington in the first half of 2025. 40.5 percent of the lots were occupied, 4.8 percent were complete but unoccupied, 7.1 were under construction, 2.8 percent were starts, and 44.8 percent were empty lots.

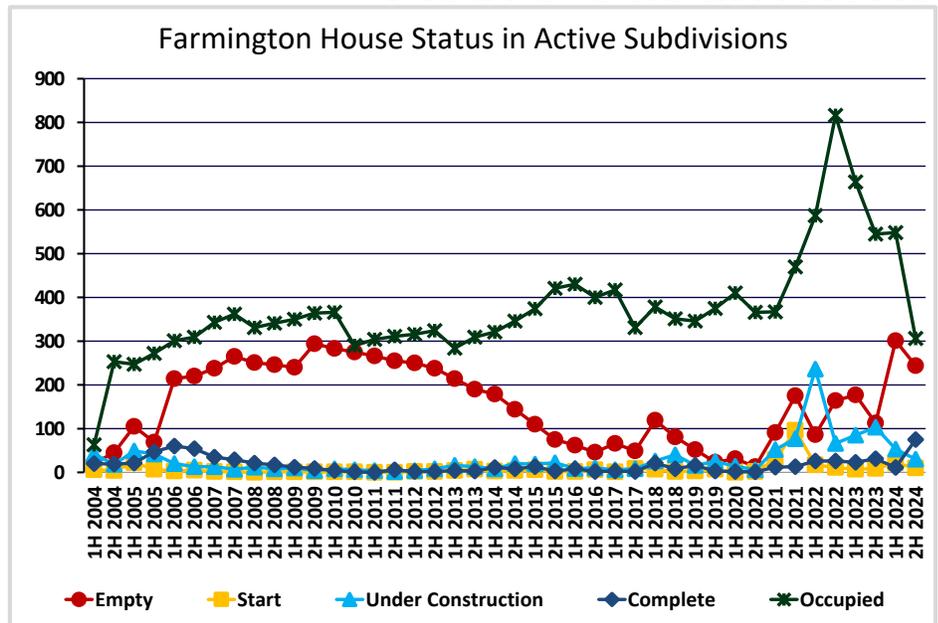
The subdivisions with the most houses under construction in Farmington during the first half of 2025 were Wagon Wheel West with 24. Goose Creek, Phase V followed with 16.

Goose Creek, Phase IV had the most houses becoming occupied in Farmington with 43 houses. An additional 26 houses in Farmington Hills Duplexes became occupied in the first half of 2025.

New construction or progress in existing construction has occurred in the last year in all of the 10 active subdivisions in Farmington.

92 new houses in Farmington became occupied in the first half of 2025. The annual absorption rate implies that there are 28.2 months of remaining inventory in 10 active subdivisions, up from 16.8 percent in the second half of 2024.

In all of the 10 of the active subdivisions in Farmington, absorption occurred in the first half of 2025.



The percentage of houses occupied by owners decreased in Farmington from 69.8 percent in 2012 to 61.8 percent in the first half of 2025.

Additionally, 210 new lots in 2 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Grove at Engles Mill Park, IV	2H 2023	60		60
Grove at Engles Mill, Phase V, VII	1H 2024	150		150
<b>New and Preliminary</b>		<b>210</b>	<b>-</b>	<b>210</b>

# Farmington

## Active Subdivisions

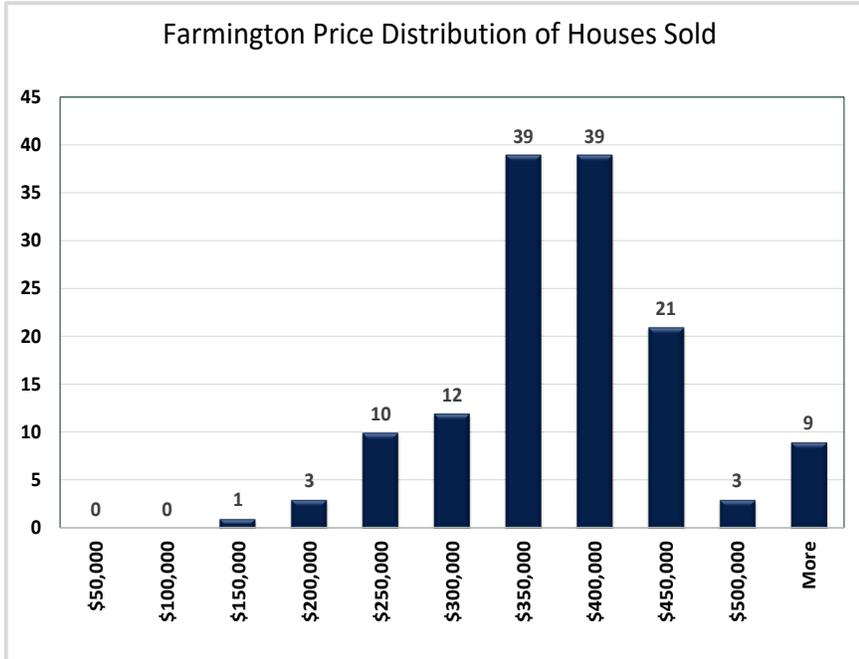
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington Creek	0	0	0	0	27	27	1	0.0
Farmington Hills Duplexes	0	0	0	8	106	114	26	0.9
Goose Creek, Phase III	0	0	0	1	59	60	3	1.7
Goose Creek, Phase IV	0	0	0	2	57	59	43	0.4
Goose Creek, Phase V	75	11	16	0	0	102	0	--
Hillcrest, Phase I	65	4	3	8	1	81	1	960.0
Summerfield, Phase I	33	7	11	17	49	117	13	29.1
Summerfield, Phase II	97	1	4	1	3	106	2	412.0
Wagon Wheel West	94	0	24	2	0	120	0	--
Windgate	0	0	0	0	27	27	3	0.0
<b>Farmington Active Lots</b>	<b>364</b>	<b>23</b>	<b>58</b>	<b>39</b>	<b>329</b>	<b>813</b>	<b>92</b>	<b>28.2</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Farmington

## Price Distribution of Houses Sold



137 houses were sold in Farmington in the first half of 2025.

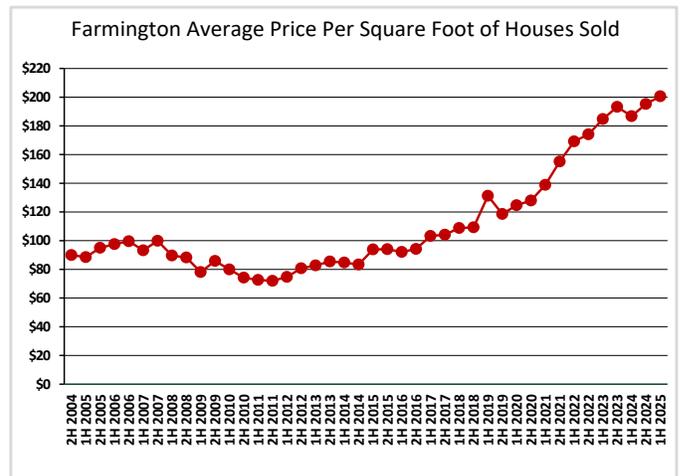
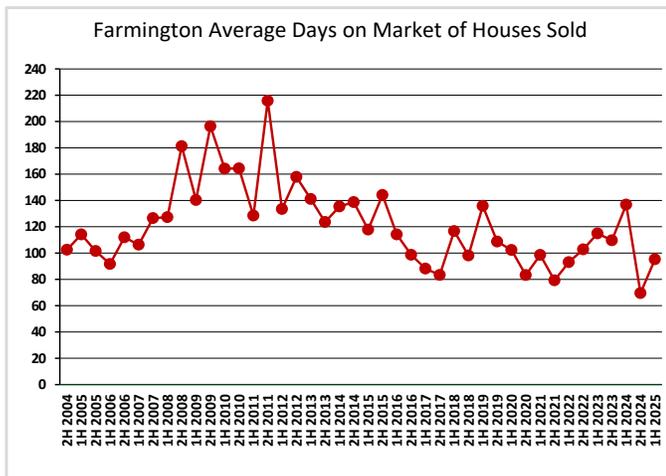
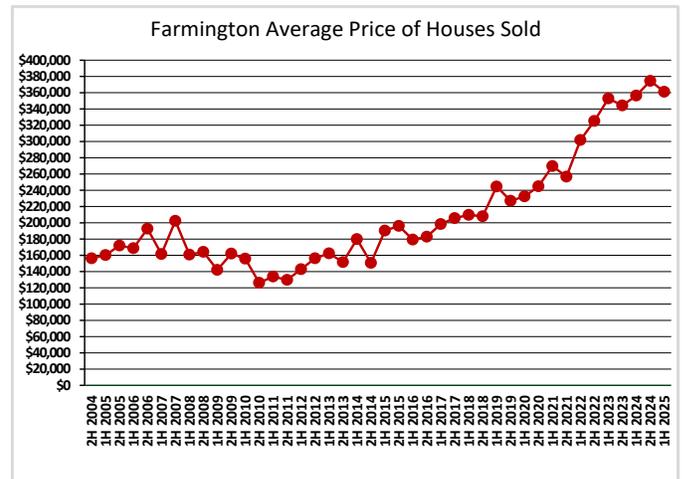
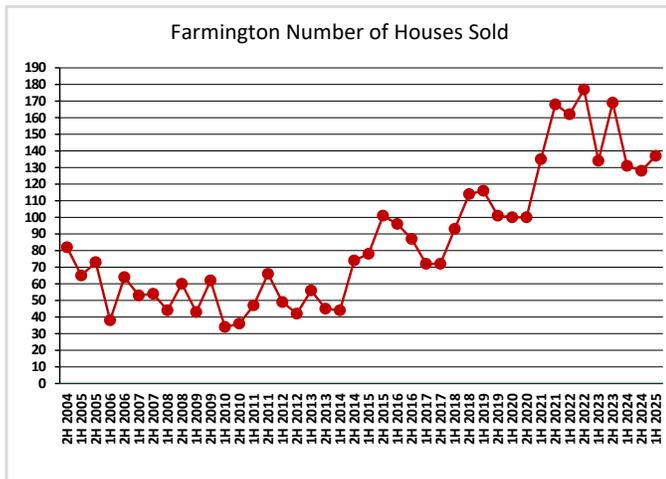
The average price of a house was \$361,089 at \$200.60 per square foot.

The median cost of a house was \$354,509

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	0.7%	1,080	47	83.3%
\$150,001 - \$200,000	3	2.2%	1,249	91	91.6%
\$200,001 - \$250,000	10	7.3%	1,214	68	96.4%
\$250,001 - \$300,000	12	8.8%	1,461	64	99.1%
\$300,001 - \$350,000	39	28.5%	1,654	100	98.8%
\$350,001 - \$400,000	39	28.5%	1,842	99	99.6%
\$400,001 - \$450,000	21	15.3%	2,108	96	99.4%
\$450,001 - \$500,000	3	2.2%	2,381	96	100.4%
\$500,001+	9	6.6%	2,705	137	98.5%
<b>Farmington Sold</b>	<b>137</b>	<b>100%</b>	<b>1,800</b>	<b>95</b>	<b>98.7%</b>

# Farmington

## Characteristics of Houses Sold



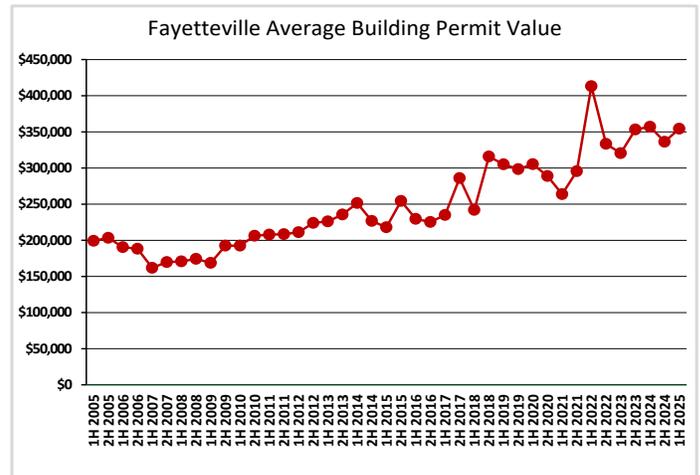
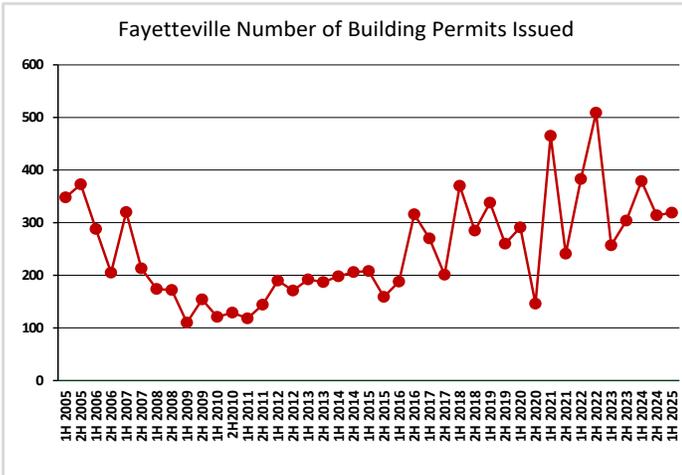
Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	131	128	137	4.6%	7.0%
Average Price of Houses Sold	\$356,427	\$374,449	\$361,089	1.3%	-3.6%
Average Days on Market	137	70	95	-30.4%	36.9%
Average Price per Square Foot	\$186.77	\$195.27	\$200.60	7.4%	2.7%
Percentage of County Sales	6.5%	6.0%	6.1%	-6.9%	1.1%
Number of New Houses Sold	76	56	58	-23.7%	3.6%
Average Price of New Houses Sold	\$374,103	\$367,308	\$381,671	2.0%	3.9%
Average Days on Market of New Houses Sold	178	70	124	-30.3%	76.2%
Number of Houses Listed	37	53	79	113.5%	49.1%
Average List Price of Houses Listed	\$416,356	\$388,295	\$435,413	4.6%	12.1%

# Farmington

## Characteristics of Houses Sold

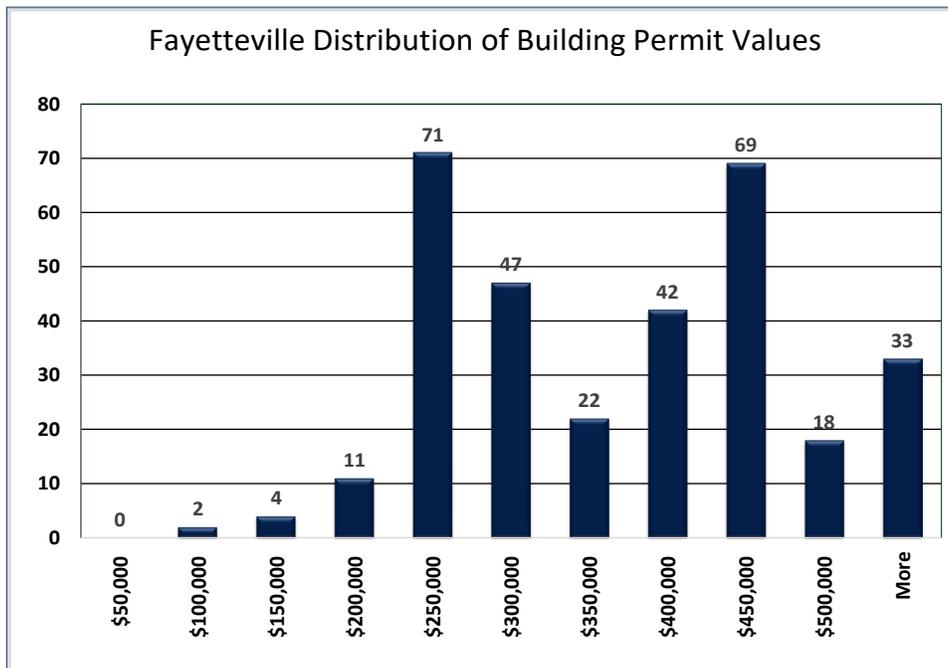
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bermuda Estates	1	0.7%	2,393	22	\$390,000	\$162.98
Briarwood Estates	2	1.5%	2,708	53	\$675,000	\$249.31
Brookside	1	0.7%	936	48	\$186,000	\$198.72
Cedar Crest	4	2.9%	1,603	68	\$340,500	\$212.73
Farmington Heights	8	5.8%	1,705	85	\$342,488	\$201.23
Giles	1	0.7%	1,662	144	\$200,000	\$120.34
Goose Creek Village	28	20.4%	1,791	144	\$365,305	\$204.93
Grand Oaks	1	0.7%	2,003	148	\$337,000	\$168.25
Green	2	1.5%	1,094	74	\$237,500	\$217.07
Grove At Engles Mill, The	6	4.4%	1,802	71	\$380,417	\$210.53
Highlands Square North	1	0.7%	1,724	106	\$300,000	\$174.01
Hillcrest	3	2.2%	2,582	232	\$509,738	\$197.37
Hollands	1	0.7%	1,237	35	\$229,000	\$185.13
Meadow Street	1	0.7%	1,818	35	\$315,000	\$173.27
Meadowlark Estates	8	5.8%	1,247	68	\$255,444	\$206.31
Mountain View Estates	1	0.7%	2,767	60	\$698,000	\$252.26
Oakridge	1	0.7%	1,774	55	\$324,000	\$182.64
Redbird	1	0.7%	2,041	162	\$325,000	\$159.24
Riviera Estates	1	0.7%	1,716	60	\$346,900	\$202.16
Saddle Brook	3	2.2%	1,569	50	\$322,000	\$205.56
South Club House Estates	2	1.5%	2,159	138	\$362,500	\$168.16
South Haven	4	2.9%	1,713	61	\$285,250	\$167.72
Southwinds	4	2.9%	2,225	57	\$405,625	\$182.86
Stapleton	1	0.7%	1,150	82	\$180,000	\$156.52
Suburban Homes	1	0.7%	1,080	47	\$150,000	\$138.89
Summerfield	30	21.9%	1,890	86	\$388,716	\$205.63
Twin Falls	1	0.7%	3,333	160	\$659,000	\$197.72
Valley View	1	0.7%	2,606	126	\$440,000	\$168.84
Wagon Wheel Crossing	4	2.9%	1,517	93	\$324,500	\$213.98
Walnut Grove Acres	1	0.7%	2,145	35	\$383,650	\$178.86
Willow West	1	0.7%	1,651	144	\$285,000	\$172.62
Windgate	2	1.5%	2,207	21	\$457,500	\$207.28
Other	10	7.3%	1,626	76	\$338,100	\$205.83
<b>Farmington Sold</b>	<b>137</b>	<b>100.0%</b>	<b>1,800</b>	<b>95</b>	<b>\$361,089</b>	<b>\$200.60</b>

# Fayetteville Building Permits



Fayetteville	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	379	314	319	-15.8%	1.6%
Average Value of Residential Building Permits	\$357,107	\$336,183	\$354,350	-0.8%	5.4%

The supply of land available for subdivisions in Fayetteville is mostly in the west part of Fayetteville. Several permits for Accessory Dwelling Units were present in the new permits in Fayetteville and other cities in the metro area, increasing urban density.



# Fayetteville

## Active Subdivisions

There were 2,676 total lots in 59 active subdivisions in Fayetteville in the first half of 2025. 66.6 percent of the lots were occupied, 3.8 percent were complete but unoccupied, 5.0 percent were under construction, 2.4 percent were starts, and 22.2 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the first half of 2025 were Henderson Park, Phase II with 23. Towne West, Phase VI followed with 17 houses under construction.

Riverside Village, Phase I concurrent plat had the most houses becoming occupied in Fayetteville with 72 houses. An additional 33 houses in Aiden's Place became occupied in the first half of 2025.

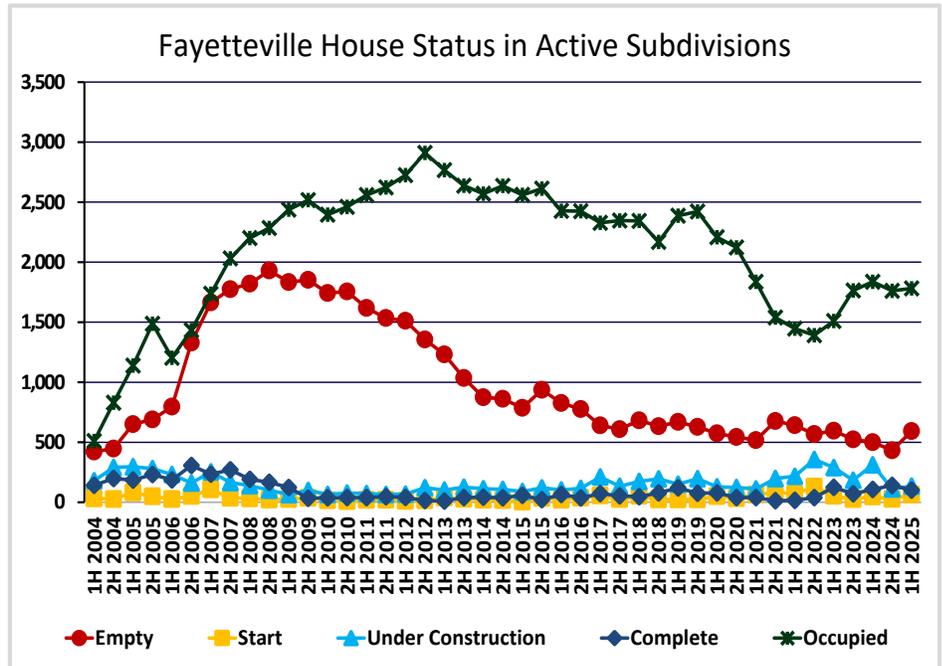
No new construction or progress in existing construction has occurred in the last year in 9 of the 59 active subdivisions in Fayetteville.

277 new houses in Fayetteville became occupied in the first half of 2025. The annual absorption rate implies that there are 17.1 months of remaining inventory in 59 active subdivisions, up from 12.5 percent in the second half of 2024.

In 15 of the active subdivisions in Fayetteville, no absorption occurred in the first half of 2025.

The percentage of houses occupied by owners decreased in Fayetteville from 59.2 percent in 2012 to 50.3 percent in the first half of 2025.

Riverside Village Phases have been separated in to concurrent phases and the absorption for each phase



has been adjusted to reflect updated plat information for each phase. They have been combined in the past report.

# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Aiden's Place	1	0	0	16	83	100	33	2.9
Amber Jane Estates, Phase I <sup>1,2</sup>	2	0	0	0	20	22	0	--
Blackberry Ridge, Phase I	1	0	2	1	20	24	4	4.8
Blackberry Ridge, Phase II	13	0	1	2	2	18	2	96.0
Blackberry Ridge, Phase III	13	2	1	0	0	16	0	--
Bridgewater Lane <sup>1,2</sup>	0	0	0	0	5	5	0	--
Brooklands @ Mountain Ranch	13	0	1	1	70	85	0	90.0
Brooklands@Mountain Ranch, Phase IV	1	0	3	1	16	21	0	60.0
Courtyards at Owl Creek	27	3	9	4	8	51	8	64.5
Cross Keys Estates <sup>1,2</sup>	1	0	0	0	11	12	0	--
Crystal Springs Village, Phase I, II	0	0	0	9	163	172	2	1.8
Deerpath Estates, Phase II <sup>2</sup>	6	0	3	0	6	15	0	--
Dutton Wood	4	0	0	2	6	12	1	36.0
Element, The, Phase I	14	0	0	3	39	56	4	22.7
Element, The, Phase II	11	2	1	11	12	37	8	25.0
Element, The, Phase III	2	0	0	2	39	43	30	1.2
Element, The, Phase V	30	4	2	0	0	36	0	--
Estates at Dogwood Canyon, The	10	0	1	0	44	55	2	66.0
Havenwood <sup>1,2</sup>	2	0	0	0	13	15	0	--
Hawks Bill (Reindl Woods) <sup>2</sup>	5	0	1	1	2	9	0	84.0
Heartfield Estates, Phase II	3	0	0	0	3	6	2	18.0
Henderson Park, Phase I	0	1	0	1	55	57	14	0.5
Henderson Park, Phase II	0	4	23	4	1	32	1	372.0
Hughmont Village, Phase II	31	0	10	0	0	41	0	--
Livingston	53	2	0	0	0	55	0	--
Lynnwood Estates	6	0	0	0	3	9	2	72.0
Markham Hill, Phase I <sup>2</sup>	8	0	5	0	6	19	0	156.0
Meadows at Stonebridge	70	0	0	0	0	70	0	--
Mission Heights, Phase II A <sup>2</sup>	19	0	1	1	6	27	0	126.0
Mission Heights, Phase III <sup>2</sup>	16	2	0	0	2	20	0	--
Mountain Ranch, Phase I <sup>1,2</sup>	6	0	0	0	105	111	0	--
Oakbrooke, Phase I	41	3	7	0	18	69	1	612.0
Oakbrooke, Phase II <sup>2</sup>	7	1	0	0	33	41	0	--
Park Meadows, Phase IV	2	0	0	1	62	65	3	3.0
Park Ridge Estates <sup>1,2</sup>	2	1	0	0	23	26	0	--
Parkerman Estates <sup>2</sup>	0	0	1	0	7	8	0	--
Remington Estates	1	1	0	0	25	27	1	24.0
Riverside Village, Phase I concurrent	7	0	0	0	73	80	72	1.2

# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Riverside Village, Phase 1.2 concurrent	0	0	0	2	23	25	(45)	1.0
Riverside, Phase 2.1	1	0	10	6	30	47	30	6.8
Riverside Village, Phase 2.2	70	6	3	0	0	79	0	--
Riverwalk, Phase V	0	0	0	2	33	35	6	0.7
Southern Woods S/D Cluster Housing, Phase I, II	0	0	0	1	55	56	9	1.1
Southern Woods, Phase III	11	15	4	11	31	72	31	15.9
Stage Station, Phase I	0	1	1	1	33	36	5	5.1
Stone Hollow	9	0	0	1	3	13	1	60.0
Stone Mountain, Phase I	10	0	0	0	102	112	1	120.0
Stonebridge Meadows, Phase V	1	0	0	0	70	71	0	--
Summit Place, Phase I	8	0	0	0	16	24	0	48.0
Summit Place, Phase II	14	0	3	0	28	45	3	51.0
Timber Ridge Estates	0	0	0	6	69	75	14	3.1
Timber Trails	9	0	0	0	102	111	0	--
Towne West, Phase III, IV	2	0	2	6	124	134	22	2.4
Towne West, Phase V	4	16	8	0	0	28	0	--
Towne West, Phase VI	0	0	17	1	5	23	5	43.2
Treetops	0	0	2	1	37	40	1	18.0
Twin Springs Estates, Phase II	6	0	0	0	17	23	0	--
Whispering Meadows	2	0	1	0	5	8	1	18.0
Willow Bend	18	0	12	3	19	52	3	132.0
<b>Fayetteville Active Subdivisions</b>	<b>593</b>	<b>64</b>	<b>135</b>	<b>101</b>	<b>1,782</b>	<b>2,676</b>	<b>277</b>	<b>17.1</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Fayetteville

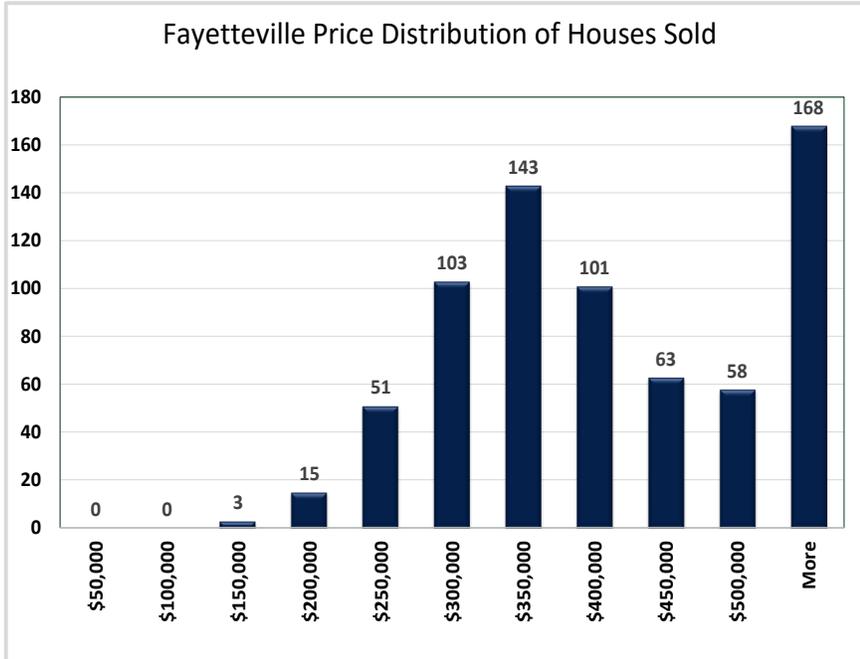
## New and Preliminary Subdivisions

Additionally, 1,966 new lots in 26 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Borns Bend	2H 2023	16		16
Brooklands @ Mountain Ranch V-VII	2H 2022	73		73
Cadence Ridge	2H 2024		15	15
Chandler Crossing	2H 2024	321		321
Element, The Phase IV	1H 2024	141		141
Ellis Estates (County)	2H 2023	58		58
Fox Tail Meadow PZD	1H 2025	161		161
Happy Hollow	2H 2022	18		18
Harper	1H 2024	132		132
Holt Village	1H 2024	125		125
Hughmont South	2H 2023	48		48
Irish Bend	2H 2024		38	38
Kessler Creek	2H 2024	111		111
Magnolia Park, Phase III, IV	2H 2023	55		55
Markham Hill, Phase II	1H 2022		62	62
Mission Heights, Phase IV	1H 2025	12		12
Oak Bailey Cluster	2H 2024	18		18
Old Missouri	2H 2023	36		36
Pine Hollow	1H 2025		20	20
Preserves at Stonebridge	2H 2024	134		134
Riverside Village, Phase III	1H 2025		10	10
Riverwalk, Phase VI	2H 2024	34		34
Rouse and Rouse	2H 2022	132		132
Smythe Revival	1H 2024		20	20
Stage Station, Phase II	1H 2024	136		136
Towne West, Phase VII	1H 2025		40	40
Towne West, Phase VI	1H 2024		19	19
Sweet Bay at Kessler	2H 2023	26		26
Towne West, Phase VI	1H 2024		19	19
<b>New and Preliminary</b>		<b>1,761</b>	<b>205</b>	<b>1,966</b>

# Fayetteville

## Price Distribution of Houses Sold



705 houses were sold in Fayetteville in the first half of 2025.

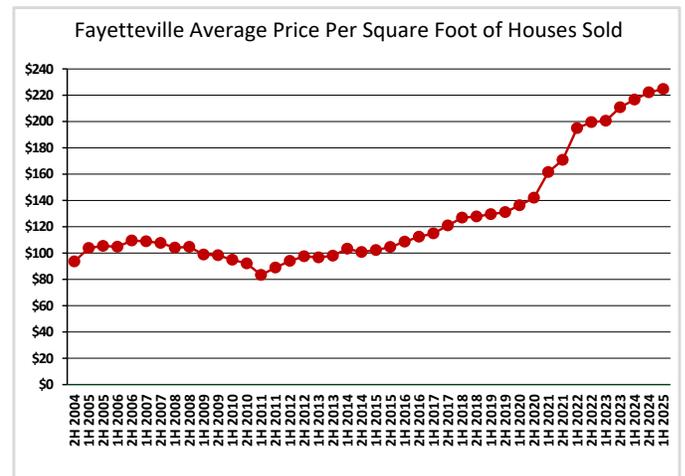
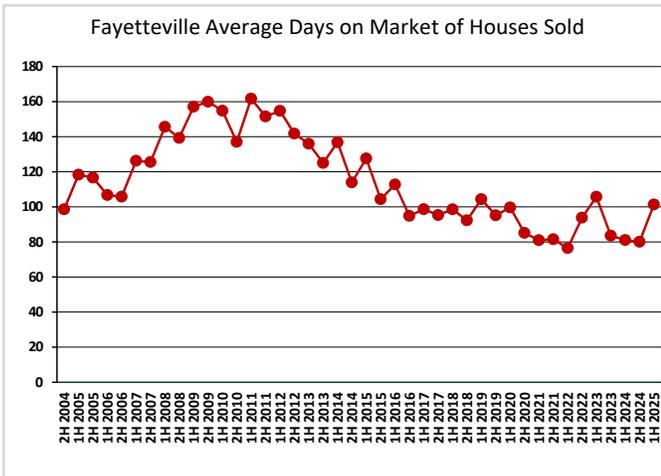
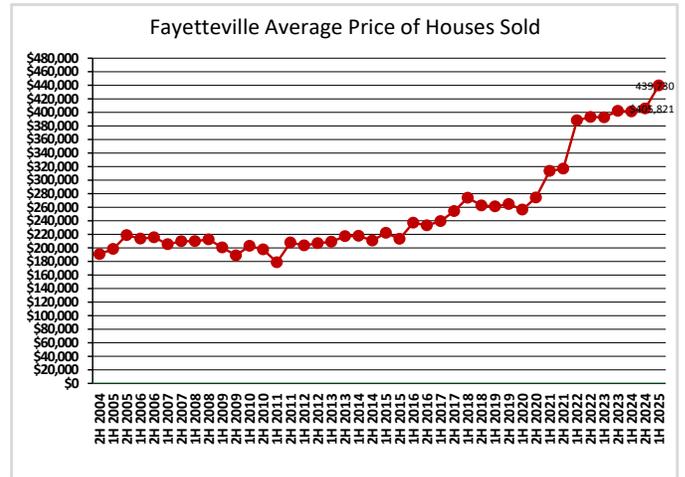
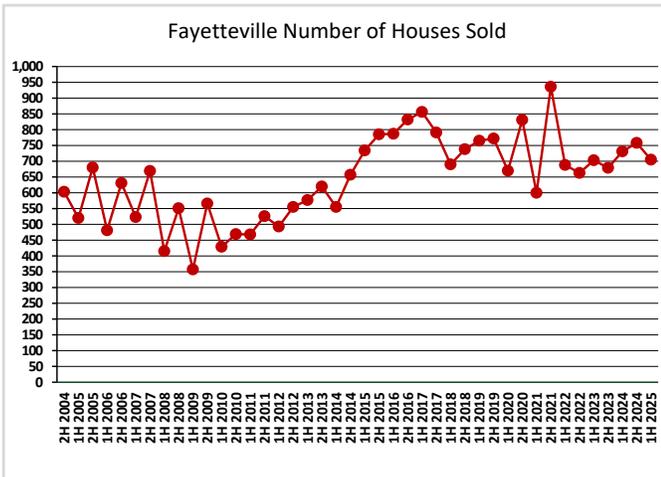
The average price of a house was \$439,730 at \$224.71 per square foot.

The median cost of a house was \$367,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	3	0.4%	1,111	61	82.1%
\$150,001 - \$200,000	15	2.1%	928	99	92.4%
\$200,001 - \$250,000	51	7.2%	1,179	73	98.7%
\$250,001 - \$300,000	103	14.6%	1,355	78	98.3%
\$300,001 - \$350,000	143	20.3%	1,611	99	98.3%
\$350,001 - \$400,000	101	14.3%	1,883	109	98.7%
\$400,001 - \$450,000	63	8.9%	2,050	133	98.6%
\$450,001 - \$500,000	58	8.2%	2,089	122	99.4%
\$500,001+	168	23.8%	2,890	103	98.6%
<b>Fayetteville Sold</b>	<b>705</b>	<b>100.0%</b>	<b>1,948</b>	<b>101</b>	<b>98.4%</b>

# Fayetteville

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	731	758	705	-3.6%	-7.0%
Average Price of Houses Sold	\$401,241	\$405,821	\$439,730	9.6%	8.4%
Average Days on Market	81	80	101	25.0%	26.5%
Average Price per Square Foot	\$216.63	\$222.16	\$224.71	3.7%	1.1%
Percentage of County Sales	41.0%	38.5%	38.1%	-7.1%	-1.2%
Number of New Houses Sold	298	245	208	-30.2%	-15.1%
Average Price of New Houses Sold	\$368,256	\$365,165	\$432,371	17.4%	18.4%
Average Days on Market of New Houses Sold	105	99	151	44.0%	53.3%
Number of Houses Listed	282	261	12	9.9%	18.8%
Average List Price of Houses Listed	\$528,406	\$524,216	\$566,975	7.3%	8.2%

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abshier Heights	1	0.1%	2,022	116	\$525,000	\$259.64
Abshiers	1	0.1%	1,118	17	\$160,000	\$143.11
Aiden's Place	32	4.2%	1,615	92	\$332,039	\$206.37
Anderson Farm	1	0.1%	1,158	83	\$355,000	\$306.56
Appleby	1	0.1%	2,527	57	\$550,000	\$217.65
Barrington Parke	3	0.4%	2,986	69	\$582,000	\$196.80
Baum Crossing	2	0.3%	2,015	88	\$436,250	\$216.50
Belair Acres	2	0.3%	1,212	38	\$282,500	\$233.10
Belclaire Estates	1	0.1%	2,627	53	\$585,000	\$222.69
Bellwood	2	0.3%	1,631	63	\$332,500	\$203.88
Bird Haven Terrace	1	0.1%	1,340	41	\$299,500	\$223.51
Bishop	3	0.4%	1,246	39	\$251,167	\$201.46
Blueberry Meadows	2	0.3%	1,703	62	\$313,750	\$184.10
Bohlens	1	0.1%	1,820	47	\$380,000	\$208.79
Boles	2	0.3%	1,329	34	\$444,950	\$337.77
Boxwood	1	0.1%	1,887	42	\$404,000	\$214.10
Braden	1	0.1%	1,686	42	\$360,000	\$213.52
Bradford Place HPR	3	0.4%	880	53	\$167,600	\$198.17
Breeze Cove HPR	1	0.1%	1,424	79	\$295,000	\$207.16
Breezy Heights	1	0.1%	2,355	71	\$625,000	\$265.39
Bridgedale	1	0.1%	2,801	44	\$560,200	\$200.00
Bridgeport	6	0.8%	2,724	63	\$565,167	\$203.94
Broadview	3	0.4%	2,563	80	\$629,600	\$245.95
Brookbury Woods	4	0.5%	2,780	113	\$548,250	\$197.93
Brookhaven Estates	1	0.1%	3,240	34	\$820,000	\$253.09
Brookhollow	2	0.3%	1,230	68	\$244,000	\$199.17
Brooklands At Mountain Ranch	8	1.1%	2,460	43	\$534,875	\$223.54
Brookside East	2	0.3%	1,812	26	\$355,000	\$195.93
Brophy	1	0.1%	2,373	21	\$565,000	\$238.10
Bungalows At Cato Springs	1	0.1%	1,555	34	\$330,000	\$212.22
Burl Dodd	2	0.3%	1,386	50	\$451,950	\$327.01
Butterfield	1	0.1%	2,510	79	\$451,800	\$180.00
Campbell Ave Condos HPR	1	0.1%	600	21	\$350,000	\$583.33
Campbell Bell Bldg HPR	1	0.1%	2,090	1	\$1,685,000	\$806.22

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abshiers	2	0.3%	1,075	107	\$236,950	\$219.39
Aiden's Place	27	3.8%	1,810	166	\$348,718	\$192.82
Ashers Ranch	1	0.1%	3,925	57	\$990,000	\$252.23
Barrington Parke	2	0.3%	2,228	64	\$466,500	\$208.17
Belair Acres	1	0.1%	1,014	84	\$255,000	\$251.48
Belclaire Estates	2	0.3%	2,677	74	\$542,450	\$203.92
Bellafront Gardens HPR	4	0.6%	2,169	134	\$385,000	\$180.25
Bellwood	3	0.4%	1,748	59	\$327,367	\$190.37
Benton Ridge	1	0.1%	2,020	62	\$308,500	\$152.72
Bird Haven Terrace	3	0.4%	1,368	69	\$279,300	\$204.14
Birwin Street	1	0.1%	1,981	29	\$435,000	\$219.59
Blueberry Meadows	2	0.3%	1,651	36	\$325,000	\$199.43
Bois D Arc	1	0.1%	3,478	234	\$1,050,100	\$301.93
Boles	1	0.1%	1,296	113	\$455,000	\$351.08
Braden	1	0.1%	2,200	42	\$605,000	\$275.00
Bradford Houses on Mt Sequoyah, The	2	0.3%	2,100	139	\$649,900	\$309.48
Bradford Place Condo HPR	3	0.4%	880	103	\$171,933	\$211.43
Bridgeport	4	0.6%	2,174	91	\$419,500	\$192.86
Broadview	2	0.3%	3,504	59	\$852,000	\$247.87
Brookbury Woods	5	0.7%	3,531	113	\$668,400	\$190.43
Brookhaven Estates	1	0.1%	3,734	73	\$819,900	\$219.58
Brookhollow	1	0.1%	1,250	32	\$215,000	\$172.00
Brooklands @ Mountain Ranch	12	1.7%	2,604	86	\$570,500	\$219.48
Brophy	1	0.1%	2,700	54	\$789,000	\$292.22
Bungalows At Cato Springs	2	0.3%	1,555	64	\$342,500	\$220.26
Burl Dodd	2	0.3%	1,285	118	\$419,950	\$328.81
Butterfield	1	0.1%	2,510	86	\$590,000	\$235.06
Caudle	1	0.1%	1,326	25	\$382,500	\$288.46
Cedarwood	2	0.3%	1,872	48	\$422,500	\$229.65
Centerbrook	1	0.1%	1,438	171	\$300,000	\$208.62
Century Estates	1	0.1%	2,023	52	\$517,000	\$255.56
Charleston Place	3	0.4%	2,159	84	\$513,833	\$237.97
Chevaux Court Condos HPR	1	0.1%	1,299	0	\$210,000	\$161.66

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
City Park AL Trends	2	0.3%	2,906	19	\$1,462,500	\$490.72
Clabber Creek	8	1.1%	1,534	78	\$317,813	\$207.54
Clearwood Crossings	1	0.1%	1,546	43	\$325,000	\$210.22
Clover Creek	2	0.3%	1,222	32	\$253,750	\$208.52
Cobblestone	9	1.3%	1,644	55	\$357,772	\$219.04
Combs	1	0.1%	2,400	118	\$850,000	\$354.17
Copper Creek	2	0.3%	2,872	58	\$582,500	\$204.40
Cottages At Old Wire	2	0.3%	2,618	146	\$781,250	\$298.36
Cottages On Cato Springs HPR	2	0.3%	827	43	\$252,500	\$306.03
Country Club Estates	2	0.3%	1,901	156	\$382,000	\$200.97
Courtyards at Owl Creek, The	12	1.7%	1,985	179	\$463,590	\$234.51
Coves, The	6	0.9%	1,488	77	\$288,083	\$195.55
Covington Park	2	0.3%	3,910	59	\$681,750	\$177.16
Creek Meadow Residential	2	0.3%	3,428	84	\$830,000	\$241.44
Creekside	1	0.1%	2,709	68	\$532,500	\$196.57
Creekside Meadows	6	0.9%	1,762	70	\$336,333	\$193.90
Creekview	3	0.4%	1,950	39	\$426,600	\$218.65
Cross Keys	3	0.4%	2,514	66	\$432,000	\$171.45
Crystal Springs	3	0.4%	1,646	72	\$316,167	\$192.19
Crystal Springs Village	4	0.6%	1,676	65	\$329,125	\$197.88
David Lyle Village	3	0.4%	1,334	101	\$267,333	\$200.50
Davidsons First	1	0.1%	2,438	63	\$740,000	\$303.53
Davis & Ferguson	1	0.1%	2,478	57	\$600,000	\$242.13
Dickson HPR	1	0.1%	740	11	\$467,000	\$631.08
Dutton Woods	4	0.6%	2,927	162	\$750,975	\$256.70
East Mountain	1	0.1%	2,581	117	\$400,000	\$154.98
East Oaks	2	0.3%	2,004	34	\$510,000	\$253.87
Eastwood	1	0.1%	2,450	74	\$650,000	\$265.31
Element, The	32	4.5%	1,879	170	\$376,853	\$200.73
Embry Acres	1	0.1%	1,907	33	\$406,000	\$212.90
Emerald	1	0.1%	4,556	51	\$1,510,000	\$331.43
Emerald Point	2	0.3%	1,763	85	\$350,000	\$198.50
Fairfield	3	0.4%	1,768	48	\$345,000	\$195.20
Fairview Heights	3	0.4%	1,347	51	\$182,500	\$145.15

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Falcon Ridge	1	0.1%	1,938	21	\$380,000	\$196.08
Fayetteville Original	8	1.1%	2,477	105	\$1,199,250	\$474.07
Fieldstone	8	1.1%	1,269	73	\$224,375	\$176.66
Fiesta Park	3	0.4%	842	21	\$228,000	\$271.19
Fincher	1	0.1%	1,208	28	\$260,000	\$215.23
Forest Hills	1	0.1%	2,710	40	\$635,000	\$234.32
Garner-Iarimore	1	0.1%	1,392	34	\$335,000	\$240.66
Georgian Place	1	0.1%	1,488	152	\$218,000	\$146.51
Glenbrook	2	0.3%	2,157	15	\$418,250	\$193.86
Glendale	2	0.3%	2,944	30	\$541,500	\$191.80
Golden Oaks Estates	1	0.1%	1,224	127	\$219,000	\$178.92
Graue	1	0.1%	1,327	67	\$310,000	\$233.61
Green Hills	2	0.3%	1,578	54	\$202,500	\$149.39
Green Valley	3	0.4%	1,749	27	\$398,913	\$230.56
Greenbriar	3	0.4%	2,110	98	\$413,333	\$200.16
Gulley Grove	1	0.1%	1,873	70	\$499,000	\$266.42
Gunter	2	0.3%	2,449	80	\$680,000	\$273.34
Hammond	1	0.1%	4,461	0	\$2,120,000	\$475.23
Hamptons, The	2	0.3%	1,916	44	\$395,000	\$206.23
Happy Hollow	1	0.1%	1,825	51	\$529,500	\$290.14
Harris	1	0.1%	1,148	22	\$265,000	\$230.84
Hathcock	1	0.1%	3,720	295	\$715,000	\$192.20
Hawkins House At Shiloh	1	0.1%	1,240	37	\$275,000	\$221.77
Henderson Park	24	3.4%	2,379	135	\$537,079	\$226.36
Heritage East	2	0.3%	1,228	101	\$249,000	\$202.71
Heritage Village	5	0.7%	1,378	39	\$271,800	\$197.63
Hicks	1	0.1%	840	38	\$318,000	\$378.57
Hill Avenue Townhomes	1	0.1%	1,380	37	\$675,000	\$489.13
Hillside	1	0.1%	1,568	36	\$399,000	\$254.46
Holcomb Heights	2	0.3%	1,385	60	\$304,000	\$219.62
Holden	1	0.1%	950	50	\$135,000	\$142.11
Hotz	3	0.4%	2,317	130	\$629,667	\$276.43
Houston Meadows	1	0.1%	966	63	\$220,000	\$227.74
Hughmount North	9	1.3%	2,490	140	\$527,117	\$212.03
Hughmount Village	4	0.6%	2,557	39	\$513,375	\$201.56
Huntingdon	4	0.6%	2,717	42	\$609,750	\$223.41
Hyland Park	1	0.1%	2,353	70	\$513,000	\$218.02

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Jacksons First	3	0.4%	2,271	123	\$418,333	\$188.86
Jennings	1	0.1%	920	42	\$330,000	\$358.70
Keating Estates	1	0.1%	2,417	53	\$715,000	\$295.82
Kinwood	1	0.1%	1,120	163	\$160,000	\$142.86
Lakewood	1	0.1%	1,650	19	\$378,000	\$229.09
Legacy Building, The HPR	1	0.1%	1,022	48	\$585,000	\$572.41
Legacy Heights	2	0.3%	1,897	75	\$373,500	\$199.63
Legacy Pointe	6	0.9%	2,052	125	\$393,983	\$192.00
Lewis Baldwin	5	0.7%	1,587	110	\$275,010	\$184.28
Lierly Lane	1	0.1%	1,669	37	\$360,000	\$215.70
Magnolia Crossing	4	0.6%	1,281	44	\$280,925	\$219.30
Magnolia Park	6	0.9%	2,315	48	\$563,458	\$242.88
Maple Crest	2	0.3%	913	33	\$241,000	\$265.00
Maple Park	1	0.1%	1,464	87	\$623,000	\$425.55
Maplewood	2	0.3%	1,423	136	\$495,000	\$354.47
Masonic	1	0.1%	2,717	0	\$1,450,000	\$533.68
Meadowlands	2	0.3%	1,903	48	\$325,000	\$170.86
Metro District Lofts	1	0.1%	1,282	52	\$650,000	\$507.02
Mission Heights	2	0.3%	2,791	156	\$678,633	\$241.17
Mission Hills	1	0.1%	3,935	94	\$568,500	\$144.47
Mountain Ranch	3	0.4%	2,061	34	\$429,000	\$208.58
Mountain View	3	0.4%	4,295	66	\$1,218,333	\$277.62
Nash Crossing	1	0.1%	1,356	50	\$285,000	\$210.18
North Corner HPR	1	0.1%	928	41	\$325,000	\$350.22
North Heights	2	0.3%	1,872	44	\$287,500	\$151.35
North Ridge	2	0.3%	1,829	55	\$401,250	\$221.86
Oak Woods Condos HPR	1	0.1%	1,152	70	\$205,000	\$177.95
Oakbrooke	2	0.3%	2,255	95	\$577,500	\$255.48
Oakland Hills	3	0.4%	2,743	104	\$500,000	\$188.08
Oakland Townhomes	3	0.4%	900	112	\$171,000	\$190.00
Oaks Manor	4	0.6%	2,250	65	\$487,500	\$213.25
Paradise Gardens Condo	1	0.1%	1,610	133	\$328,000	\$203.73
Paradise View Estates	1	0.1%	3,047	81	\$695,000	\$228.09
Park Meadows	7	1.0%	1,487	63	\$297,007	\$204.56
Park Ridge Estates	1	0.1%	4,572	219	\$1,100,000	\$240.59

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Parkers Valley View Acres	3	0.4%	1,681	297	\$318,633	\$200.03
Persimmon Place	2	0.3%	1,923	51	\$352,863	\$183.52
Pine Crest	1	0.1%	900	39	\$240,764	\$267.52
Pine Valley	1	0.1%	2,560	56	\$340,000	\$132.81
Quail Creek	1	0.1%	2,511	32	\$550,000	\$219.04
Quail Ridge	1	0.1%	1,472	159	\$255,000	\$173.23
Quarry Trace	8	1.1%	1,403	96	\$265,988	\$190.50
Red Arrow	1	0.1%	1,016	38	\$300,000	\$295.28
Regency Estates	1	0.1%	1,710	36	\$420,000	\$245.61
Regency North	3	0.4%	1,342	31	\$310,000	\$231.29
Remington Estates	1	0.1%	3,120	34	\$850,000	\$272.44
Reserve At Steele Crossing HPR	4	0.6%	987	90	\$237,500	\$241.14
River Meadows	2	0.3%	2,459	97	\$503,500	\$204.67
Riverside Village	39	5.5%	1,513	102	\$293,970	\$202.09
Riverwalk	16	2.3%	2,170	169	\$441,597	\$203.84
Rock On Razorback Condos HPR	1	0.1%	884	58	\$170,000	\$192.31
Rolling Plains	1	0.1%	1,445	149	\$304,860	\$210.98
Rose Hill	1	0.1%	1,376	29	\$445,000	\$323.40
Royal Oaks Estates	1	0.1%	2,256	20	\$260,000	\$115.25
Rudolph	1	0.1%	1,062	226	\$230,000	\$216.57
Rupple Meadows	1	0.1%	1,975	95	\$360,000	\$182.28
Rupple Row	3	0.4%	3,097	94	\$545,667	\$187.59
S T Russell	1	0.1%	1,084	0	\$305,000	\$281.37
Sage Meadows	1	0.1%	1,606	46	\$327,500	\$203.92
Sagely Place	1	0.1%	1,738	47	\$430,000	\$247.41
Salem Heights	1	0.1%	1,814	71	\$378,500	\$208.65
Salem Meadows	3	0.4%	1,600	115	\$322,583	\$201.52
Salem Village	7	1.0%	1,778	69	\$316,257	\$179.11
Savanna Estates	3	0.4%	5,711	64	\$1,812,333	\$318.54
Sequoyah Meadows	2	0.3%	1,703	101	\$332,500	\$195.43
Sequoyah Woods	3	0.4%	1,470	110	\$317,333	\$216.64
Skeltons	1	0.1%	1,272	160	\$333,000	\$261.79
Skyler Place	2	0.3%	1,343	74	\$237,500	\$176.94
Skyline Estates	1	0.1%	2,258	2	\$439,000	\$194.42
South Gregg Ave HPR	2	0.3%	627	158	\$234,500	\$374.00

# Fayetteville

## Characteristics of Houses Sold

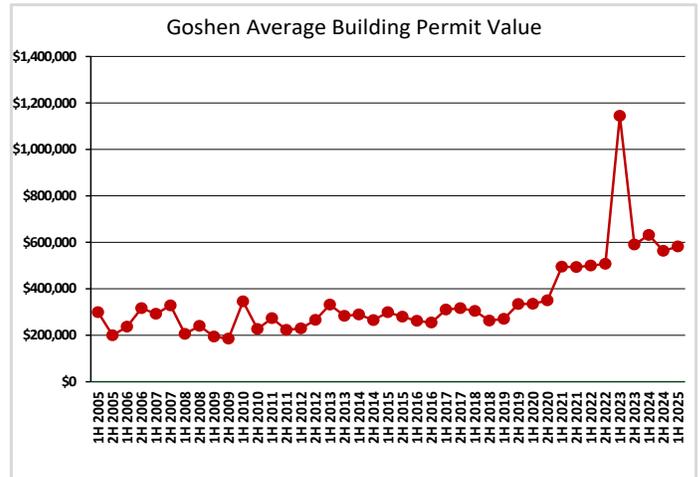
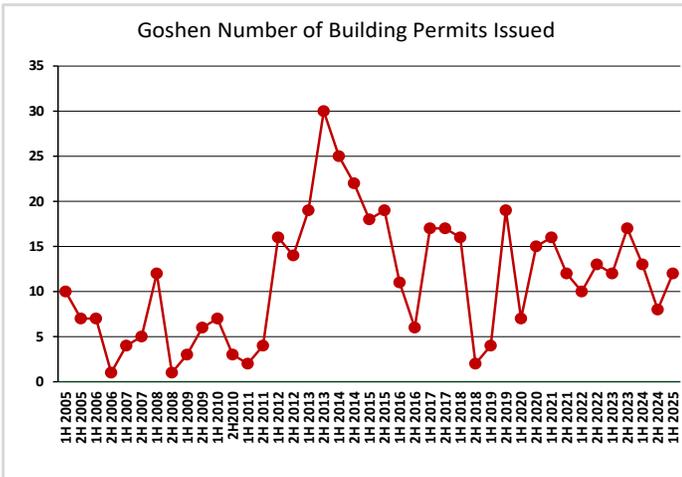
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Southern Woods	11	1.6%	1,214	151	\$310,295	\$264.09
Stage Station	6	0.9%	1,975	143	\$509,261	\$257.82
Stephens	1	0.1%	1,404	59	\$275,000	\$195.87
Stone Hollow Residential	2	0.3%	1,915	458	\$452,000	\$236.01
Stone Mountain	6	0.9%	3,540	48	\$830,583	\$234.55
Stonebridge	1	0.1%	1,318	99	\$280,000	\$212.44
Stonebridge Meadows	9	1.3%	2,495	114	\$489,189	\$196.60
Stonebrook	1	0.1%	2,144	95	\$430,000	\$200.56
Stonewood	1	0.1%	4,238	301	\$670,000	\$158.09
Strawberry Hill	2	0.3%	2,451	52	\$540,000	\$222.71
Stubblefield	1	0.1%	1,841	35	\$369,000	\$200.43
Summerhill	1	0.1%	2,137	93	\$456,000	\$213.38
Summersby	1	0.1%	4,334	36	\$1,040,000	\$239.96
Summit Place	1	0.1%	3,289	28	\$1,000,000	\$304.04
Summit West	1	0.1%	1,836	152	\$565,000	\$307.73
Sun Valley	3	0.4%	1,553	46	\$326,667	\$211.95
Sunbridge Villas	4	0.6%	1,429	48	\$328,725	\$230.08
Sundance Meadows	1	0.1%	1,741	54	\$350,000	\$201.03
Sunset Heights	1	0.1%	1,744	113	\$350,000	\$200.69
Sunset Hills	2	0.3%	2,129	57	\$491,500	\$241.73
Sweetbriar	1	0.1%	2,302	106	\$410,000	\$178.11
Sycamore Three HPR	1	0.1%	1,284	36	\$431,500	\$336.06
Timber Ridge Estates	6	0.9%	2,100	289	\$338,550	\$160.98
Timber Trails	3	0.4%	1,487	223	\$274,592	\$184.67
Tomlyn Valley	1	0.1%	3,016	275	\$725,000	\$240.38
Town Homes at Forest Hills	1	0.1%	1,876	52	\$440,000	\$234.54
Towne West	11	1.6%	1,938	149	\$445,669	\$230.70
Township Heights	1	0.1%	2,369	81	\$560,000	\$236.39
Treetops	1	0.1%	2,600	183	\$685,000	\$263.46
Valley	1	0.1%	1,557	44	\$360,000	\$231.21
Villa North	1	0.1%	1,220	26	\$314,900	\$258.11
Village On Shiloh HPR	2	0.3%	1,148	39	\$231,750	\$202.18
Villages of Sloanbrooke, The	18	2.6%	1,633	77	\$355,408	\$218.90
Villas At Forest Hills	1	0.1%	1,763	41	\$380,000	\$215.54

# Fayetteville

## Characteristics of Houses Sold

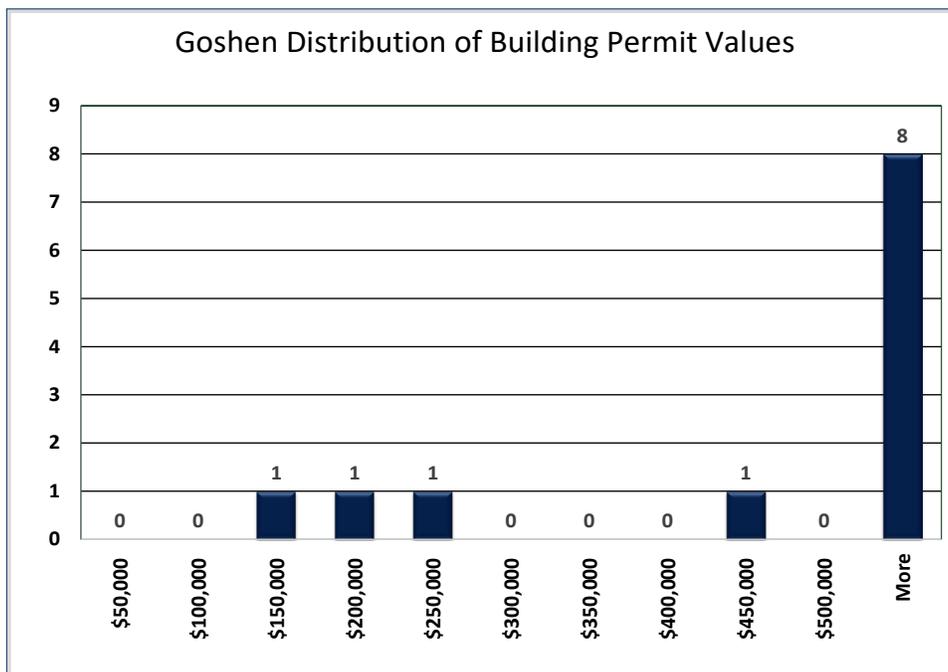
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Walnut Crossing	2	0.3%	1,404	42	\$282,750	\$204.23
Walnut Heights	2	0.3%	1,313	46	\$259,450	\$197.76
Walnut Park	1	0.1%	1,324	0	\$265,000	\$200.15
Walnut View Estates	1	0.1%	1,556	92	\$269,900	\$173.46
Watson	1	0.1%	945	67	\$200,000	\$211.64
West View	1	0.1%	2,154	232	\$550,000	\$255.34
Westridge	1	0.1%	1,935	109	\$337,500	\$174.42
Westview Meadows	1	0.1%	2,163	47	\$445,000	\$205.73
Westwoods	1	0.1%	1,458	27	\$365,000	\$250.34
Willow Bend	3	0.4%	1,100	42	\$322,600	\$293.42
Willow Springs	2	0.3%	1,392	49	\$286,250	\$206.71
Wilson-Adams	3	0.4%	2,382	46	\$1,041,000	\$433.66
Wilson-Dunn	2	0.3%	832	77	\$175,000	\$210.34
Wilson's	1	0.1%	2,024	37	\$692,300	\$342.05
Winwood Estates	2	0.3%	1,953	44	\$443,500	\$227.67
Woodbury	3	0.4%	2,274	49	\$531,667	\$233.39
Woodfield	2	0.3%	1,713	53	\$263,750	\$155.71
Woodridge	9	1.3%	1,951	79	\$405,778	\$209.70
Other	29	4.1%	2,020	139	\$472,545	\$235.47
<b>Fayetteville Sold</b>	<b>705</b>	<b>100.0%</b>	<b>1,948</b>	<b>101</b>	<b>\$439,730</b>	<b>\$224.71</b>

# Goshen Building Permits



Goshen	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	13	8	12	-7.7%	50.0%
Average Value of Residential Building Permits	\$631,583	\$562,928	\$581,838	-7.9%	3.4%

Building permit values are trending higher than the average for Northwest Arkansas.



# Goshen

## Active Subdivisions

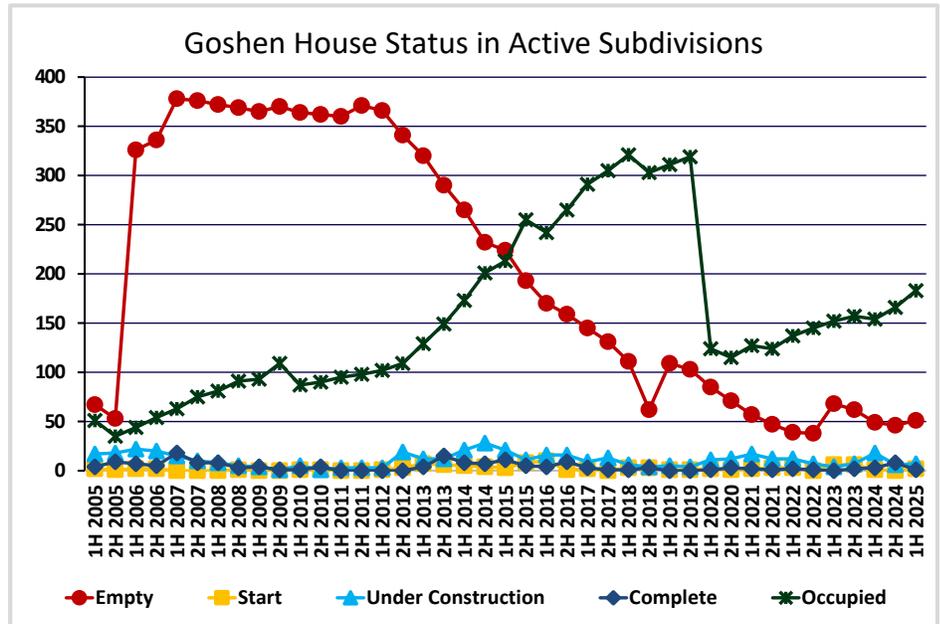
There were 244 total lots in 9 active subdivisions in Goshen in the first half of 2025. 75.4 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 2.9 were under construction, 0.8 percent were starts, and 20.5 percent were empty lots.

The subdivisions with the most houses under construction in Goshen during the first half of 2025 were Asher Ranch Estates with 7.

Asher Ranch Estates had the most houses becoming occupied in Goshen with 14 houses. An additional 2 houses in Riverside Estates, Phase I became occupied in the first half of 2025.

No new construction or progress in existing construction has occurred in the last year in 2 of the 9 active subdivisions in Goshen.

18 new houses in Goshen became occupied in the first half of 2025. The annual absorption rate implies that there are 24.0 months of remaining inventory in 9 active



subdivisions, down from 37.9 percent in the second half of 2024.

In 3 of the active subdivisions in Goshen, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Goshen from 78.3 percent in 2012 to 77.5 percent in the first half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2025.

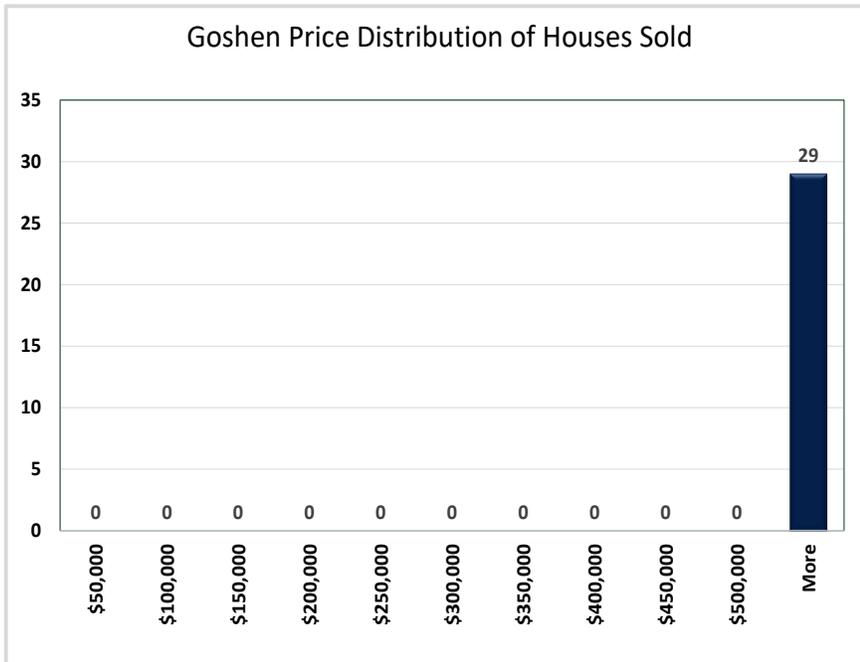
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Asher Ranch Estates	6	2	7	0	26	41	14	7.8
Autumn View <sup>1,2</sup>	5	0	0	0	3	8	0	--
Bridlewood, Phase I <sup>2</sup>	1	0	0	1	36	38	0	24.0
Bridlewood, Phase II <sup>1,2</sup>	3	0	0	0	7	10	0	--
Cedar Ridge	12	0	0	0	0	12	0	--
Knolls, The	8	0	0	0	62	70	1	32.0
Mayfield Acres (Meadows)	7	0	0	0	1	8	1	84.0
Riverside Estates, Phase I	5	0	0	0	43	48	2	30.0
Riverside Estates, Phase II, III, IIIA, IV	3	0	0	0	6	9	0	--
<b>Goshen Active Lots</b>	<b>50</b>	<b>2</b>	<b>7</b>	<b>1</b>	<b>184</b>	<b>244</b>	<b>18</b>	<b>24.0</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Goshen

## Price Distribution of Houses Sold



29 houses were sold in Goshen in the first half of 2025.

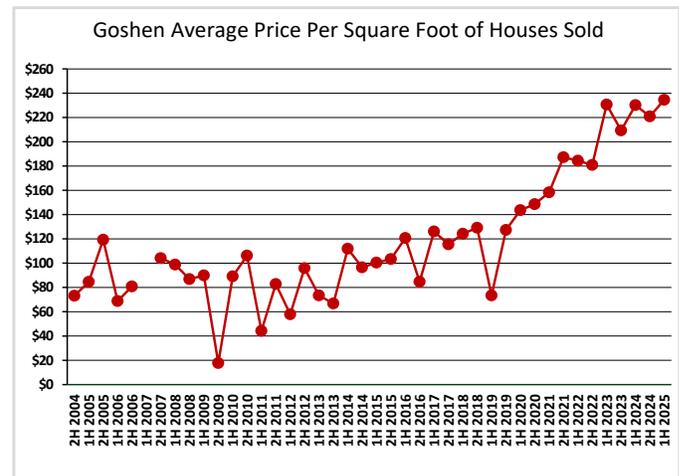
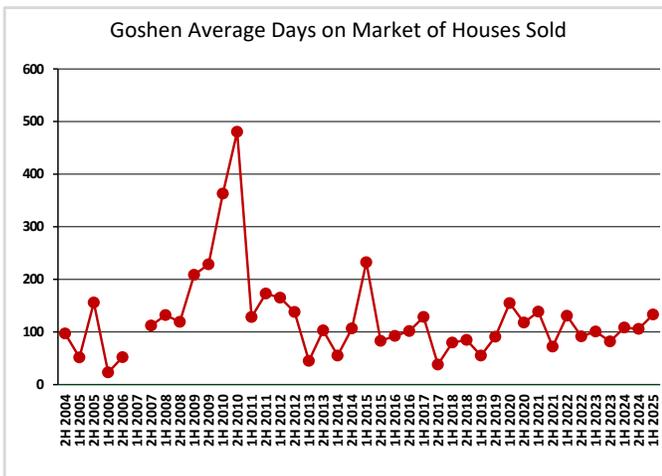
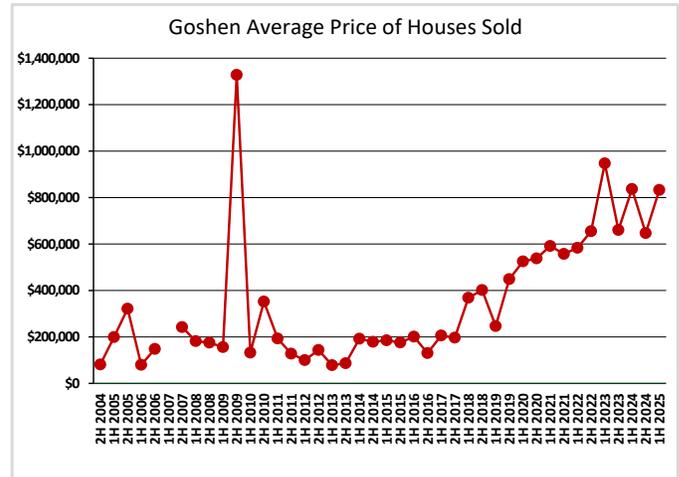
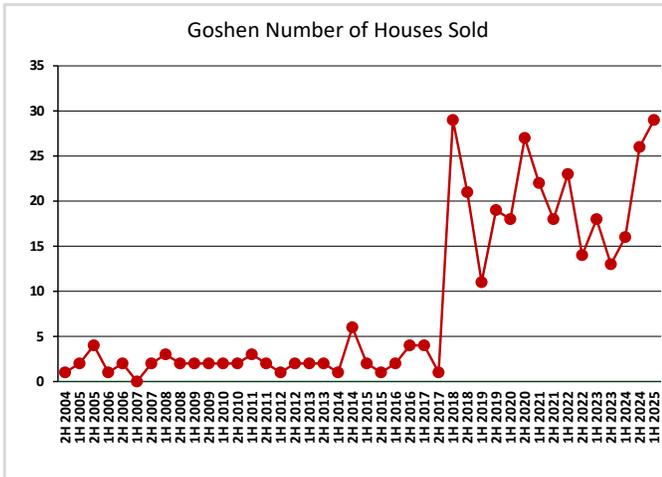
The average price of a house was \$832,737 at \$234.55 per square foot.

The median cost of a house was \$790,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	29	100.0%	3,572	133	99.6%
<b>Goshen Sold</b>	<b>29</b>	<b>100.0%</b>	<b>3,572</b>	<b>133</b>	<b>99.6%</b>

# Goshen

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	16	26	29	81.3%	11.5%
Average Price of Houses Sold	\$836,606	\$647,096	\$832,737	-0.5%	28.7%
Average Days on Market	108	106	133	23.0%	25.9%
Average Price per Square Foot	\$230.12	\$220.92	\$234.55	1.9%	6.2%
Percentage of County Sales	1.9%	2.1%	3.0%	58.6%	40.7%
Number of New Houses Sold	2	13	8	300.0%	-38.5%
Average Price of New Houses Sold	\$1,162,500.00	\$712,115.38	\$744,341.38	-36.0%	4.5%
Average Days on Market of New Houses Sold	91	148	256	181.5%	73.1%
Number of Houses Listed	4	7	9	125.0%	28.6%
Average List Price of Houses Listed	\$781,986	\$899,500	\$1,112,783	42.3%	23.7%

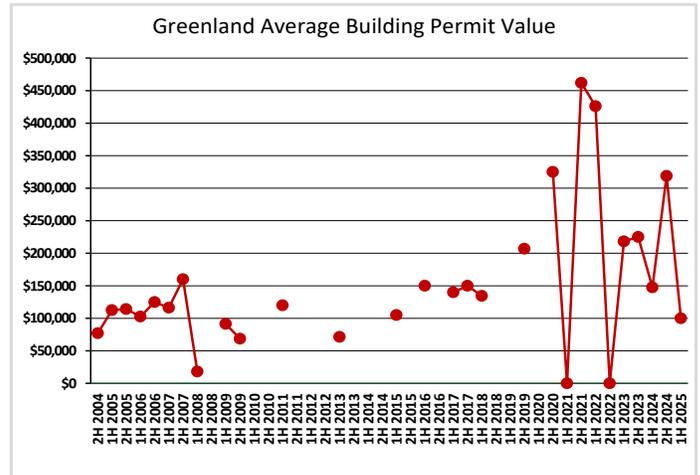
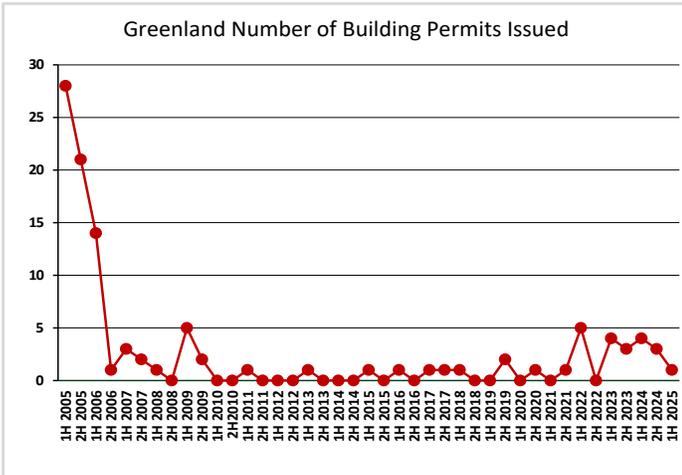
# Goshen

## Characteristics of Houses Sold

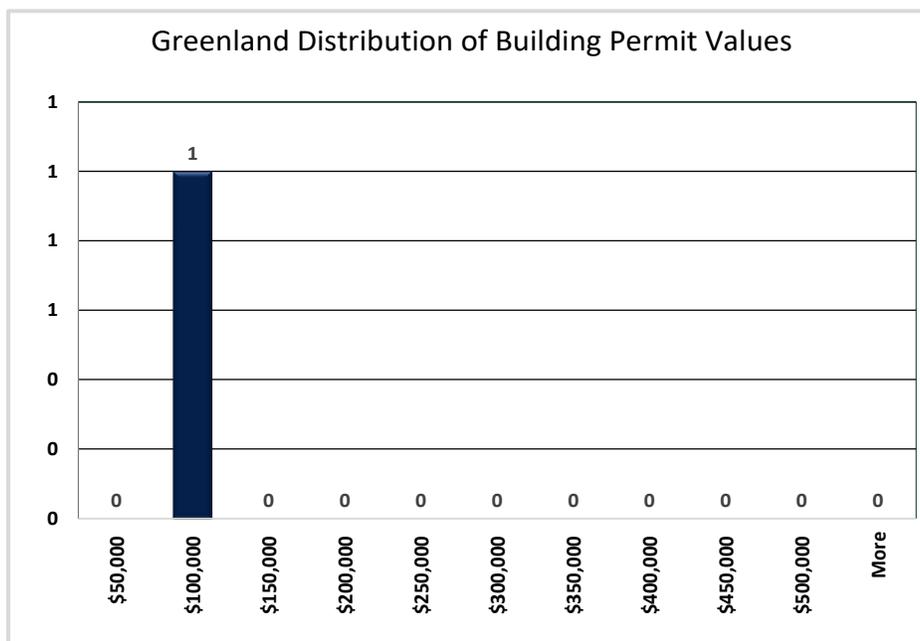
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abbey Lane	2	6.9%	4,007	37	\$1,045,000	\$260.79
Asher's Ranch	7	24.1%	3,163	238	\$729,962	\$230.18
Bordeaux Village	1	3.4%	3,353	42	\$760,000	\$226.66
Knolls, The	5	17.2%	4,236	180	\$894,000	\$214.08
Riverlyn Estate	1	3.4%	5,356	212	\$1,146,140	\$213.99
Riverside Estates	3	10.3%	3,547	136	\$875,000	\$246.56
Stonemeadow	1	3.4%	2,929	48	\$747,000	\$255.04
Tisdale Glen	1	3.4%	2,852	58	\$650,000	\$227.91
Walnut Ridge	1	3.4%	2,741	50	\$615,000	\$224.37
Waterford Estates At Hissom Ranch	4	13.8%	3,233	50	\$721,000	\$226.12
Wildwood	1	3.4%	3,518	36	\$827,500	\$235.22
Other	2	6.9%	3,965	84	\$1,112,500	\$285.66
	29	100.0%	3,572	133	\$832,737	\$234.55



# Greenland Building Permits



Greenland	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	4	3	1	-75.0%	-66.7%
Average Value of Residential Building Permits	\$147,500	\$318,839	\$100,000	-32.2%	-68.6%



# Greenland

## Active Subdivisions

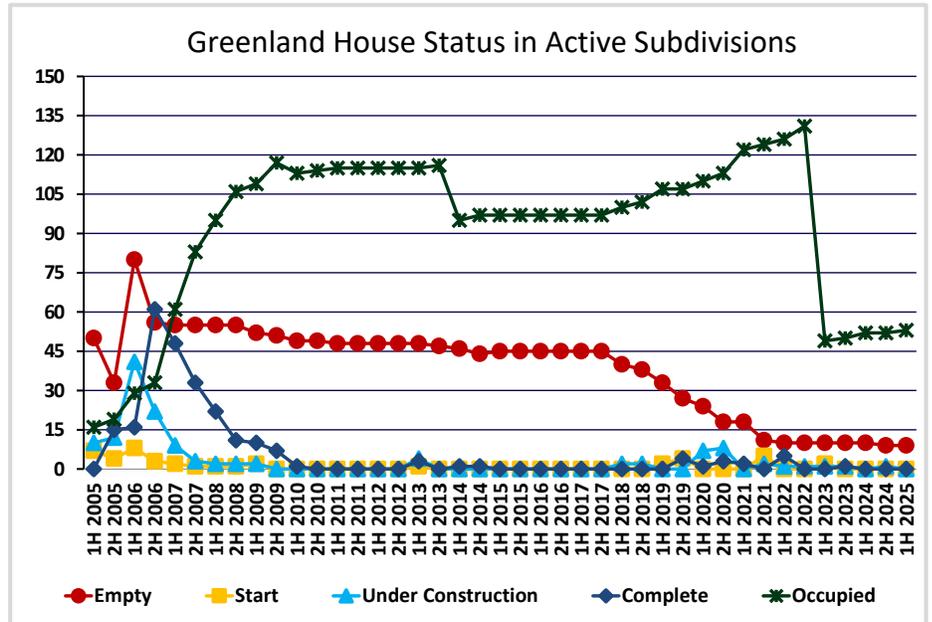
There were 62 total lots in 1 active subdivision in Greenland in the first half of 2025. 85.5 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 0.0 percent were empty lots.

No houses were under construction in Greenland during the first half of 2025.

New construction or progress in existing construction has occurred in the last year in the 1 active subdivisions in Greenland.

1 new houses in Greenland became occupied in the first half of 2025. The annual absorption rate implies that there are 108.0 months of remaining inventory in 1 active subdivisions, up from 60.0 percent in the second half of 2024.

In the 1 of active subdivisions in Greenland, absorption occurred in the last year,



The percentage of houses occupied by owners decreased in Greenland from 68.5 percent in 2012 to 70.8 percent in the first half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2025.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lee Valley, Phase IV	9	0	0	0	53	62	1	108.0
Greenland Active Lots	9	0	0	0	53	62	1	108.0

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Greenland

## Price Distribution of Houses Sold



6 houses were sold in Greenland in the first half of 2025.

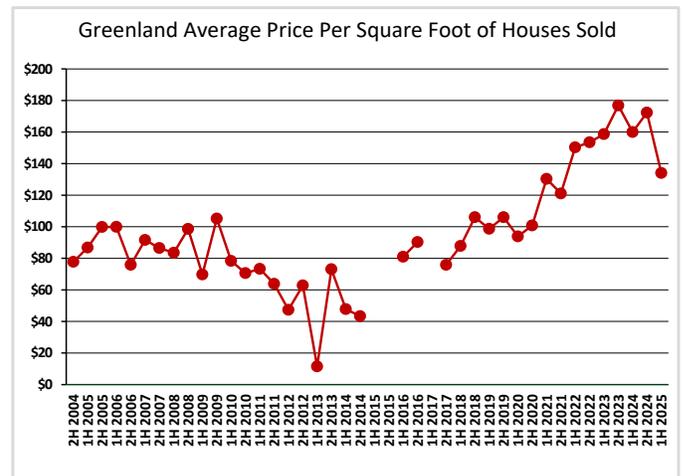
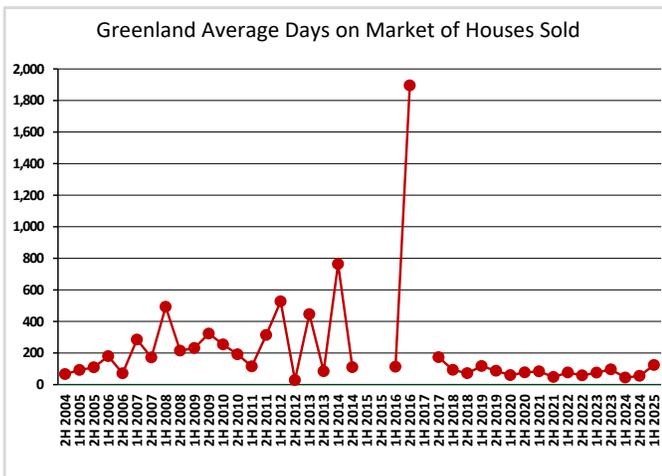
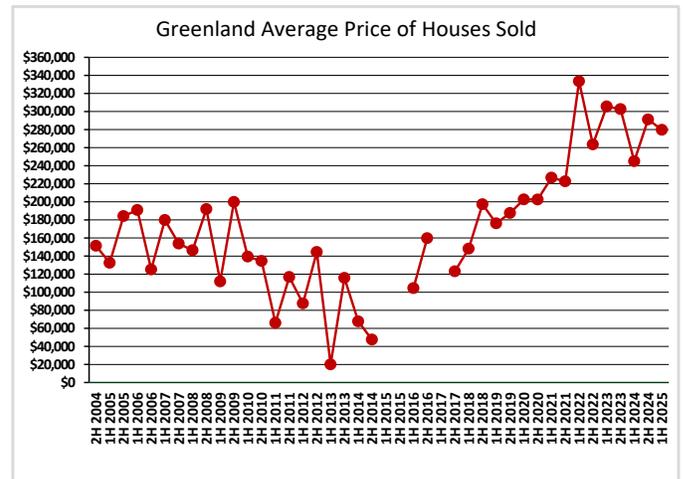
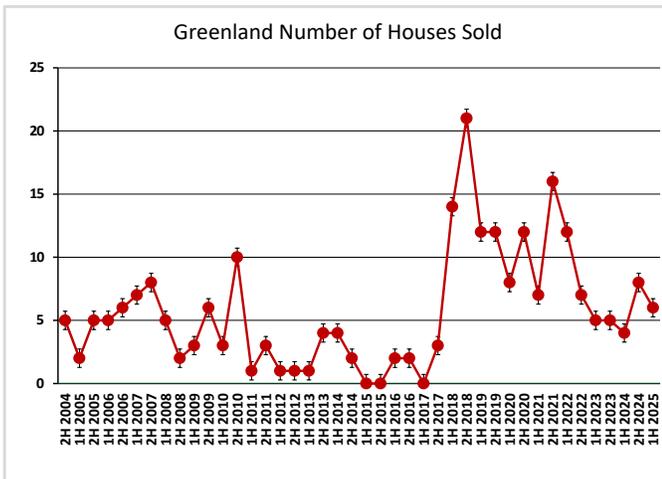
The average price of a house was \$279,667 at \$134.03 per square foot. The median cost of a house was \$264,00.

The median cost of a house was \$302,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	16.7%	1,337	39	83.4%
\$100,001 - \$150,000	1	16.7%	1,378	24	80.0%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	1	16.7%	1,710	57	96.1%
\$250,001 - \$300,000	1	16.7%	1,721	147	100.7%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	16.7%	2,454	165	95.5%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	16.7%	3,121	311	96.4%
<b>Greenland Sold</b>	<b>6</b>	<b>100.0%</b>	<b>1,954</b>	<b>124</b>	<b>92.0%</b>

# Greenland

## Characteristics of Houses Sold



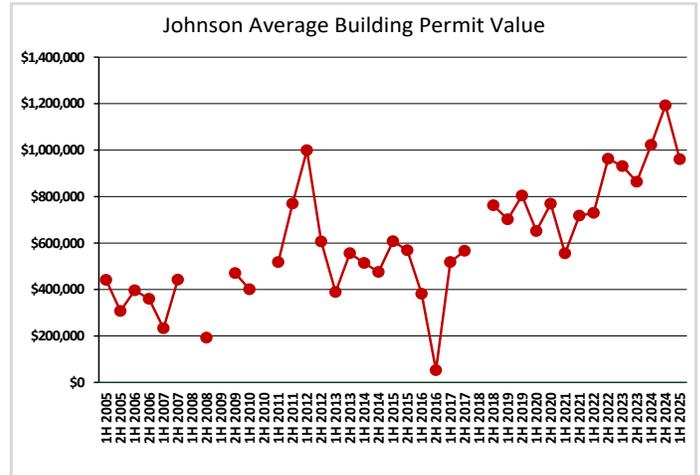
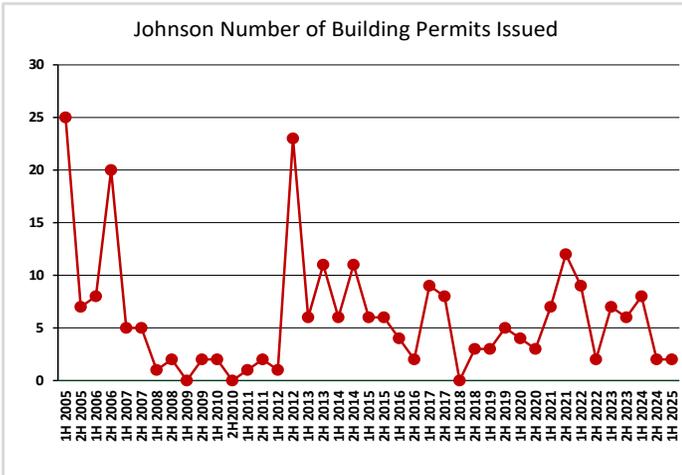
Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	4	8	6	50.0%	-25.0%
Average Price of Houses Sold	\$245,000	\$291,204	\$279,667	14.1%	-4.0%
Average Days on Market	44	55	124	181.4%	125.2%
Average Price per Square Foot	\$160.02	\$172.34	\$134.03	-16.2%	-22.2%
Percentage of County Sales	0.1%	0.3%	0.2%	50.5%	-29.4%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	4	7	9	125.0%	28.6%
Average List Price of Houses Listed	\$861,750	\$343,671	\$336,389	-61.0%	-2.1%

# Greenland

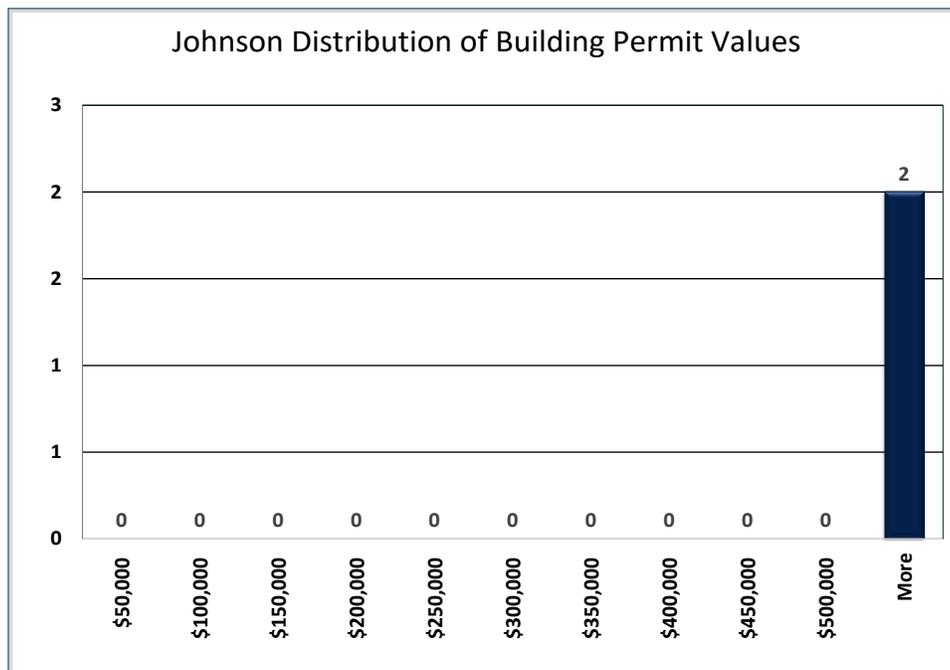
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Homestead	1	16.7%	1,721	147	\$280,000	\$162.70
Lee Valley	1	16.7%	2,454	165	\$420,000	\$171.15
Other	4	66.7%	1,887	108	\$244,500	\$117.58
	6	100.0%	1,954	124	\$279,667	\$134.03

# Johnson Building Permits



Johnson	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	8	2	2	-75.0%	0.0%
Average Value of Residential Building Permits	\$1,022,311	\$1,192,297	\$960,512	-6.0%	-19.4%



# Johnson

## Active Subdivisions

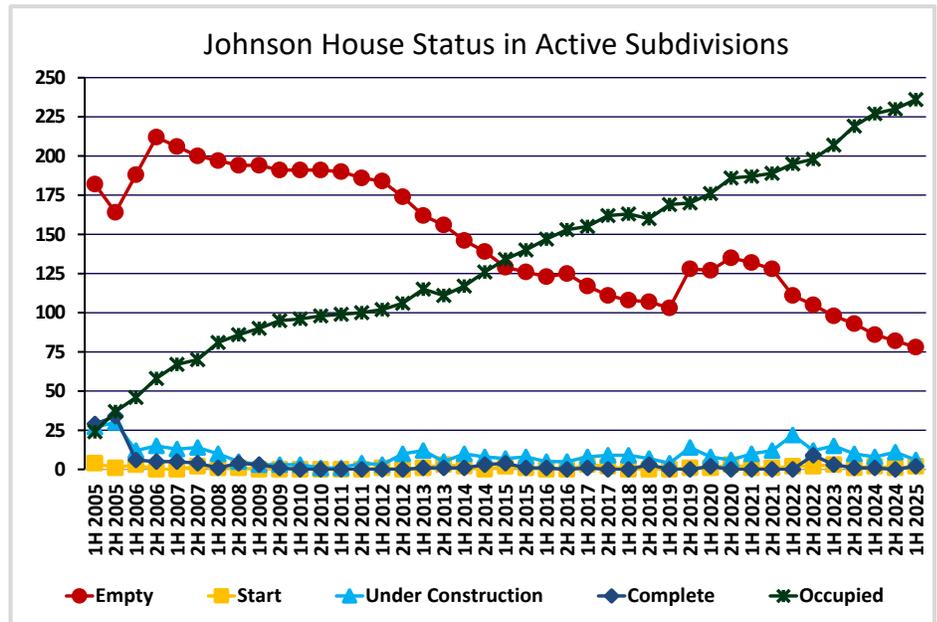
There were 324 total lots in 8 active subdivisions in Johnson in the first half of 2025. 72.8 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 1.9 were under construction, 0.6 percent were starts, and 24.1 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the first half of 2025 were Clear Creek, Phase V with 3.

Clear Creek, Phase I had the most houses becoming occupied in Johnson with 3 houses. An additional 2 houses in Johnson Square Phase 1A became occupied in the first half of 2025.

No new construction or progress in existing construction has occurred in the last year in 2 of the 8 active subdivisions in Johnson.

6 new houses in Johnson became occupied in the first half of 2025. The annual



absorption rate implies that there are 117.3 months of remaining inventory in 8 active subdivisions, up from 102.5 percent in the second half of 2024.

In 2 of the active subdivisions in Johnson, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Johnson from 59.5 percent in 2012 to 53.9 percent in the first half of 2025.

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2025.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes	7	0	1	0	30	38	0	--
Clear Creek, Phase I	12	0	0	0	35	47	3	48.0
Clear Creek, Phase II <sup>1</sup>	3	0	0	0	42	45	0	--
Clear Creek, Phase III <sup>1,2</sup>	7	0	0	0	33	40	0	--
Clear Creek, Phase V <sup>2</sup>	20	0	3	0	12	35	0	276.0
Heritage Hills	6	0	1	0	58	65	0	--
Johnson Square Phase 1A	12	0	0	1	10	23	2	78.0
Johnson Square Phase 1B	11	2	1	1	16	31	1	60.0
<b>Johnson Active Lots</b>	<b>78</b>	<b>2</b>	<b>6</b>	<b>2</b>	<b>236</b>	<b>324</b>	<b>6</b>	<b>117.3</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Johnson Price Distribution of Houses Sold



26 houses were sold in Johnson in the first half of 2025.

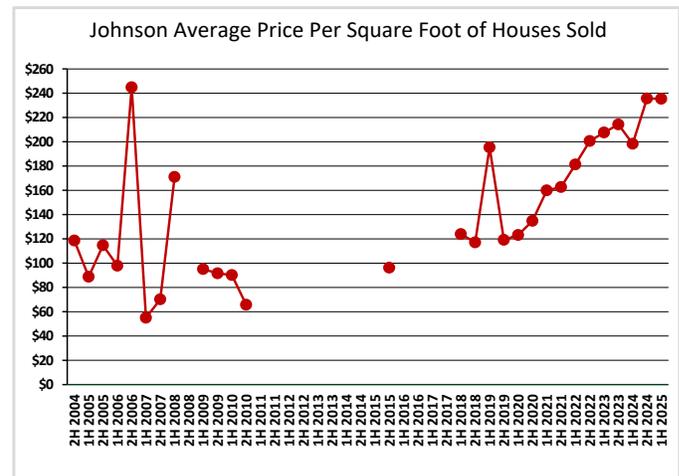
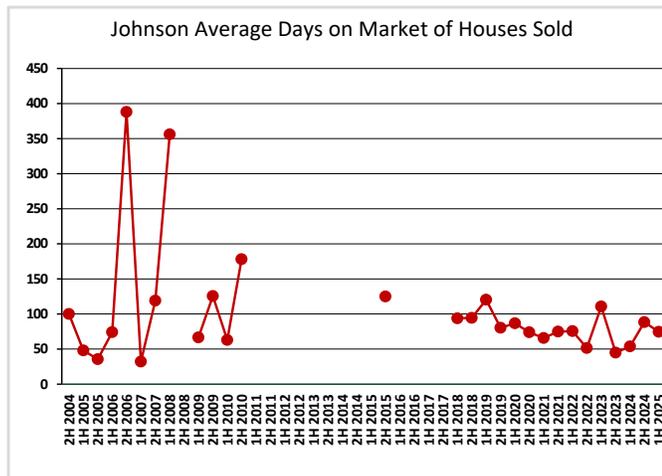
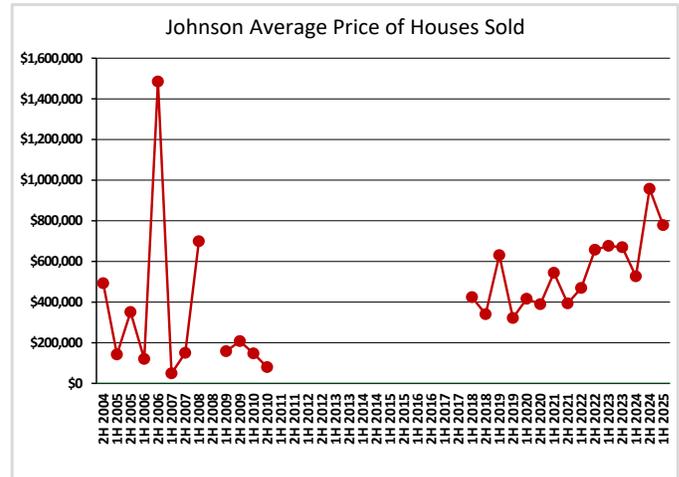
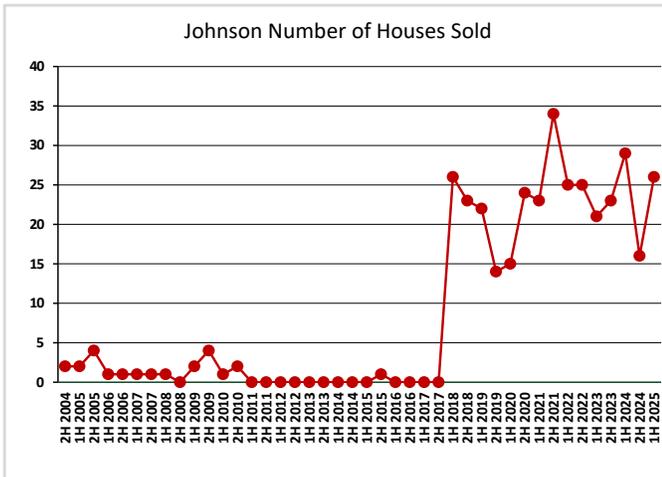
The average price of a house was \$778,473 at \$235.34 per square foot.

The median cost of a house was \$378,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	5	19.2%	1,150	75	94.9%
\$250,001 - \$300,000	1	3.8%	1,417	101	100.0%
\$300,001 - \$350,000	4	15.4%	1,625	60	98.7%
\$350,001 - \$400,000	5	19.2%	1,858	73	96.9%
\$400,001 - \$450,000	1	3.8%	2,288	53	100.0%
\$450,001 - \$500,000	1	3.8%	2,467	49	98.9%
\$500,001+	9	34.6%	5,152	84	97.3%
<b>Johnson Sold</b>	<b>26</b>	<b>100.0%</b>	<b>2,849</b>	<b>75</b>	<b>97.2%</b>

# Johnson

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	29	16	26	-10.3%	62.5%
Average Price of Houses Sold	\$526,686	\$957,189	\$778,473	47.8%	-18.7%
Average Days on Market	54	88	75	38.9%	-15.6%
Average Price per Square Foot	\$198.29	\$235.66	\$235.34	18.7%	-0.1%
Percentage of County Sales	2.1%	1.9%	2.5%	16.5%	29.5%
Number of New Houses Sold	0	1	0	--	-100.0%
Average Price of New Houses Sold	--	\$1,199,999	--	--	--
Average Days on Market of New Houses Sold	--	111	--	--	--
Number of Houses Listed	7	3	12	71.4%	300.0%
Average List Price of Houses Listed	\$1,442,071	\$881,667	\$736,167	-49.0%	-16.5%

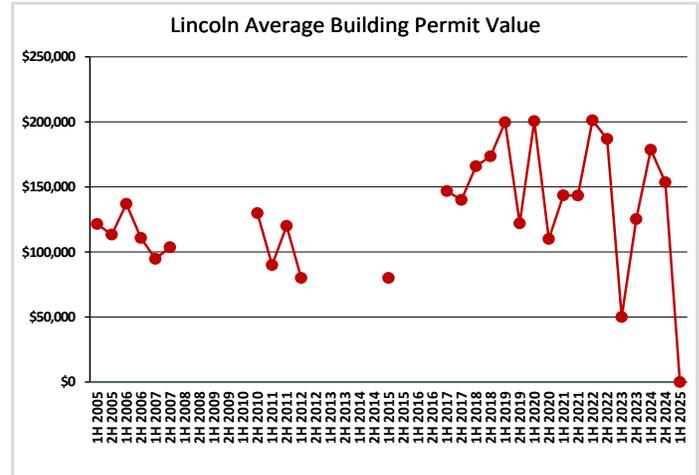
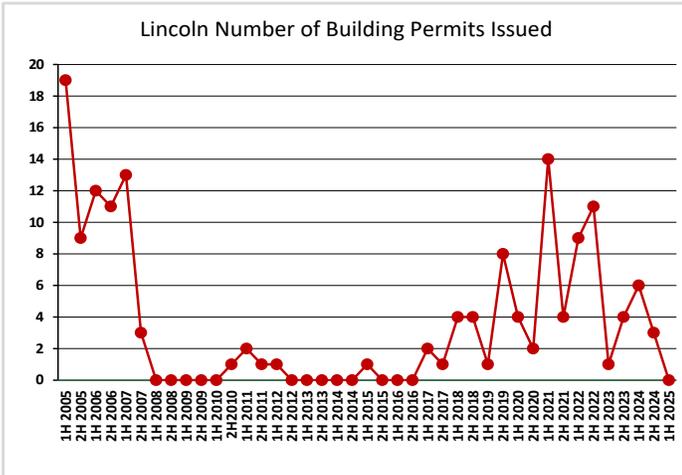
# Johnson

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Briarwood	4	15.4%	1,625	60	\$341,500	\$210.32
Carley Meadows	1	3.8%	1,417	101	\$275,000	\$194.07
Clear Creek	6	23.1%	5,625	85	\$1,939,500	\$341.15
Clear Creek Patio Homes	1	3.8%	4,212	146	\$885,000	\$210.11
Heritage Hills	2	7.7%	4,203	47	\$1,135,000	\$268.18
Karrington Ridge HPR	5	19.2%	1,150	75	\$208,260	\$181.10
Kensington	2	7.7%	1,830	94	\$387,000	\$211.85
Saddlebrook	2	7.7%	1,868	52	\$370,000	\$198.08
Shady Oaks	3	11.5%	2,217	59	\$417,333	\$188.23
<b>Johnson Sold Houses</b>	<b>16</b>	<b>100.0%</b>	<b>3,650</b>	<b>88</b>	<b>\$957,189</b>	<b>\$235.66</b>

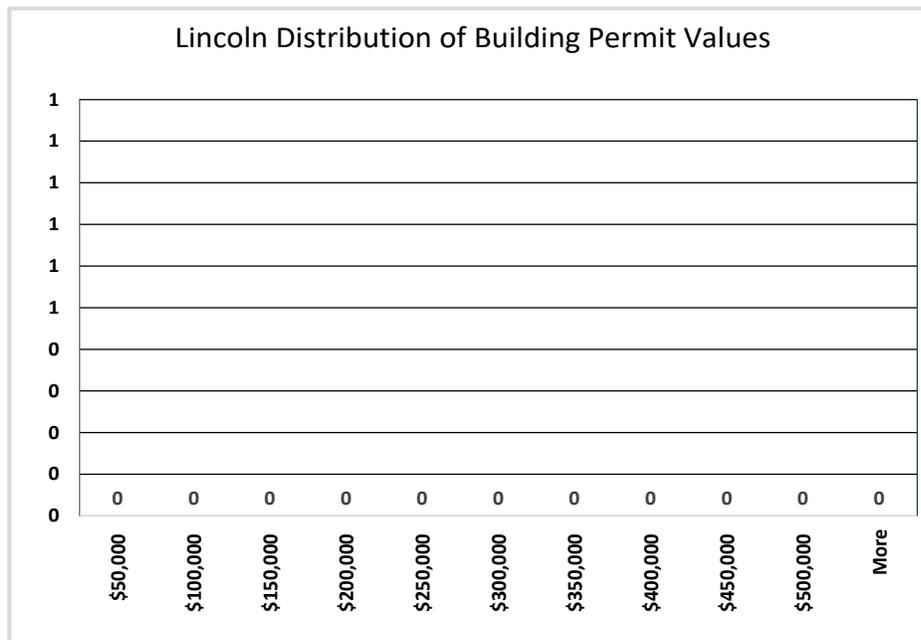


# Lincoln Building Permits



Lincoln	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	4	6	0	-100.0%	-100.0%
Average Value of Residential Building Permits	\$125,210	\$178,570	--	--	--

No new residential building permits were issued in Lincoln in the first half of 2025.



# Lincoln

## Active Subdivisions

There were 102 total lots in 1 active subdivisions in Lincoln in the first half of 2025. 39.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 60.8 percent were empty lots.

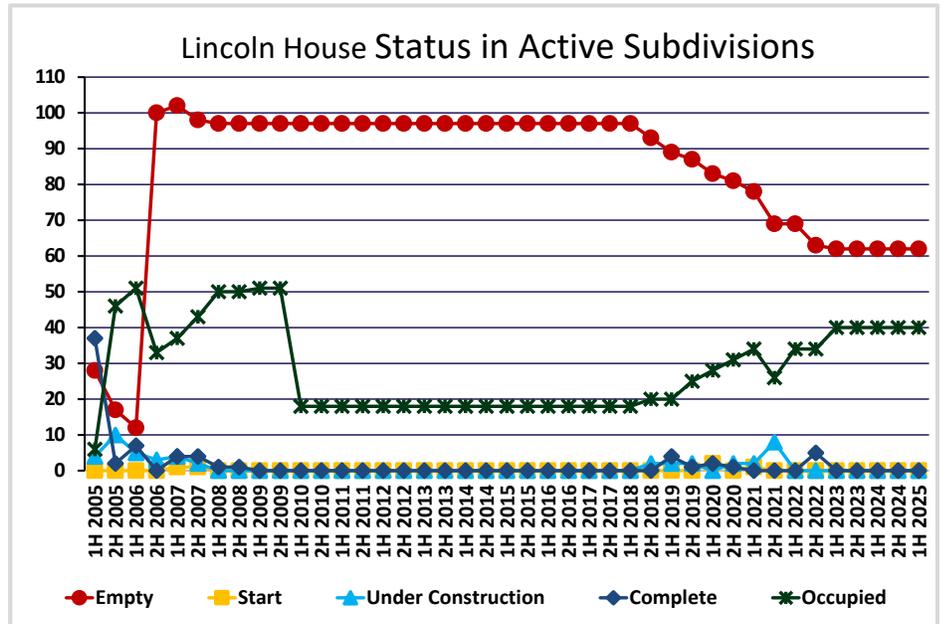
No subdivisions with had houses under construction in Lincoln during the first half of 2025.

No houses became occupied in the first half of 2025 in Lincoln.

No new construction or progress in existing construction has occurred in the last year in the 1 active subdivisions in Lincoln.

No absorption occurred in the 1 active subdivisions in Lincoln in the first half of 2025.

The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 61.1 percent in the first half of 2025.



Additionally, 228 new lots in 3 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Apple Blossom	2H 2024	123		123
Cox Development	2H 2024	12		12
Heritage	2H 2024	93		93
<b>Lincoln Total Coming Lots</b>		<b>228</b>	<b>-</b>	<b>228</b>

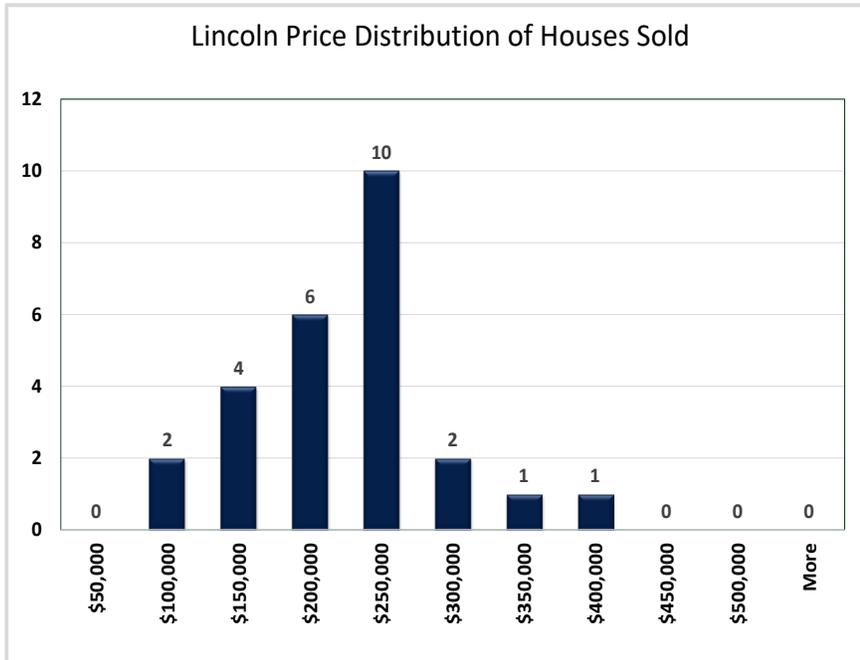
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Country Meadows <sup>1, 2</sup>	62	0	0	0	40	102	0	--
<b>Lincoln Active Lots</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>102</b>	<b>0</b>	<b>--</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Lincoln

## Price Distribution of Houses Sold



26 houses were sold in Lincoln in the first half of 2025.

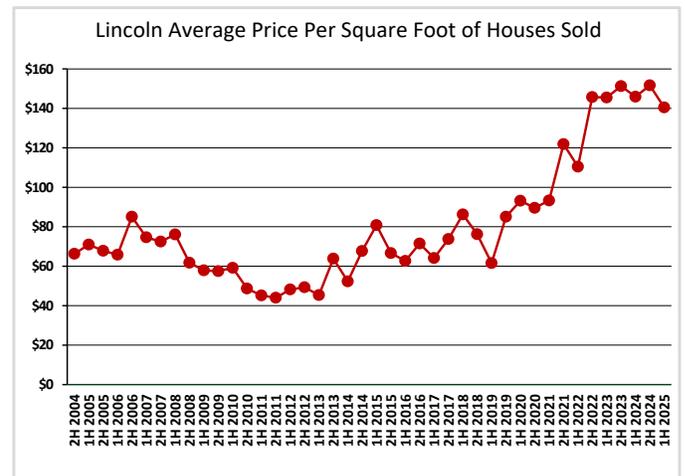
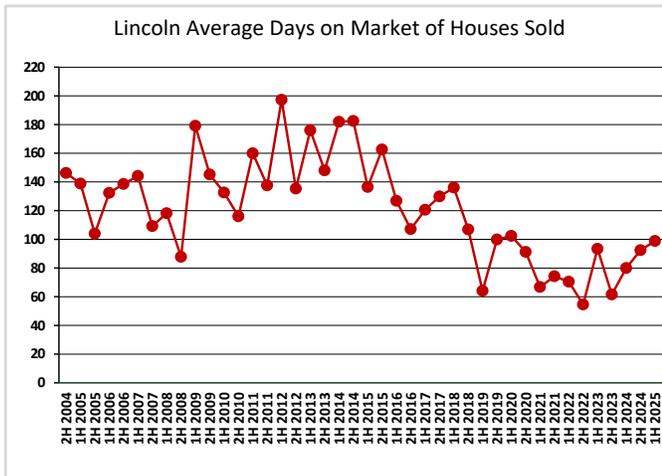
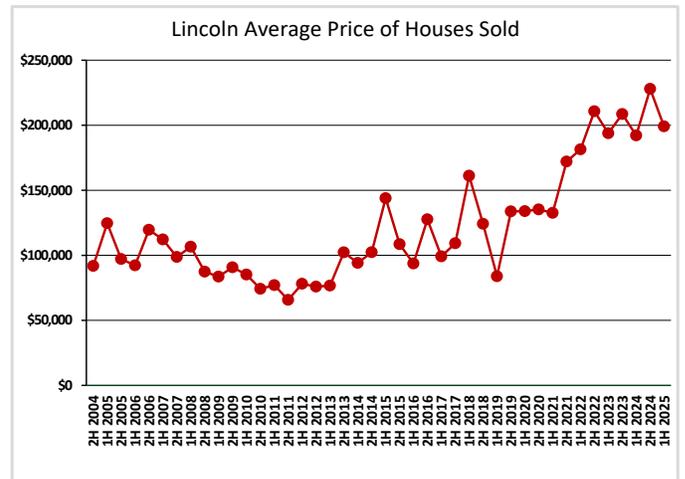
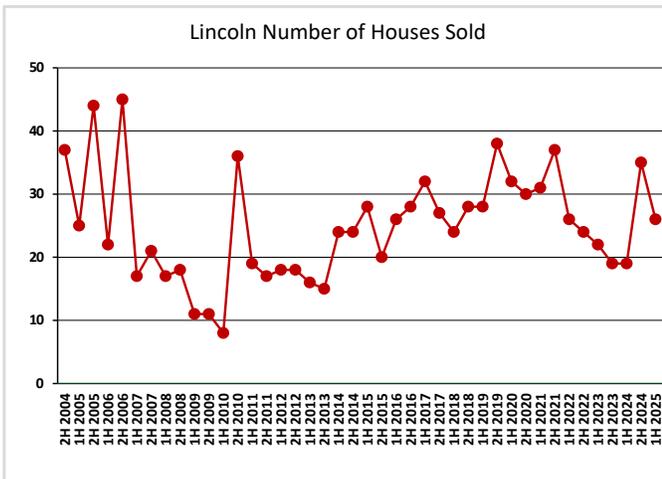
The average price of a house was \$199,096 at \$140.45 per square foot.

The median cost of a house was \$210,250.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	7.7%	949	65	89.8%
\$100,001 - \$150,000	4	15.4%	1,276	34	91.8%
\$150,001 - \$200,000	6	23.1%	1,468	151	93.6%
\$200,001 - \$250,000	10	38.5%	1,299	105	97.4%
\$250,001 - \$300,000	2	7.7%	2,108	107	94.1%
\$300,001 - \$350,000	1	3.8%	1,916	100	100.0%
\$350,001 - \$400,000	1	3.8%	2,164	41	102.1%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Lincoln Sold</b>	<b>26</b>	<b>100.0%</b>	<b>1,427</b>	<b>99</b>	<b>95.1%</b>

# Lincoln

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	19	35	26	36.8%	-25.7%
Average Price of Houses Sold	\$192,147	\$227,975	\$199,096	3.6%	-12.7%
Average Days on Market	80	92	99	23.6%	7.0%
Average Price per Square Foot	\$145.92	\$151.68	\$140.45	-3.7%	-7.4%
Percentage of County Sales	0.5%	1.0%	0.6%	24.6%	-36.4%
Number of New Houses Sold	3	4	1	-66.7%	-75.0%
Average Price of New Houses Sold	\$266,267	\$251,925	\$210,500	-20.9%	-16.4%
Average Days on Market of New Houses Sold	112	196	278	147.5%	41.8%
Number of Houses Listed	12	10	14	16.7%	40.0%
Average List Price of Houses Listed	\$243,825	\$264,760	\$299,893	23.0%	13.3%

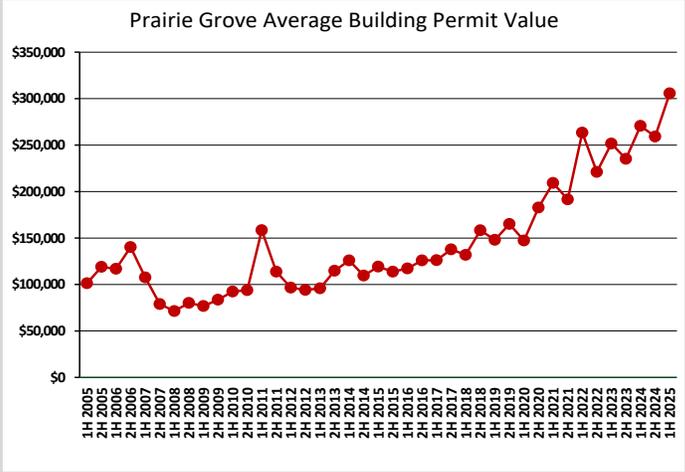
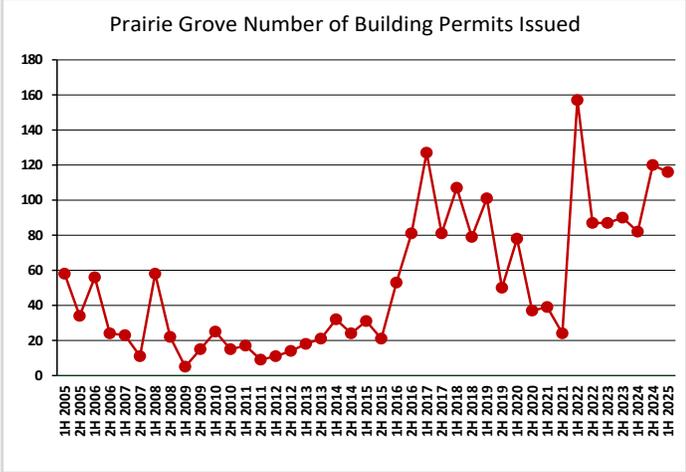
# Lincoln

## Characteristics of Houses Sold

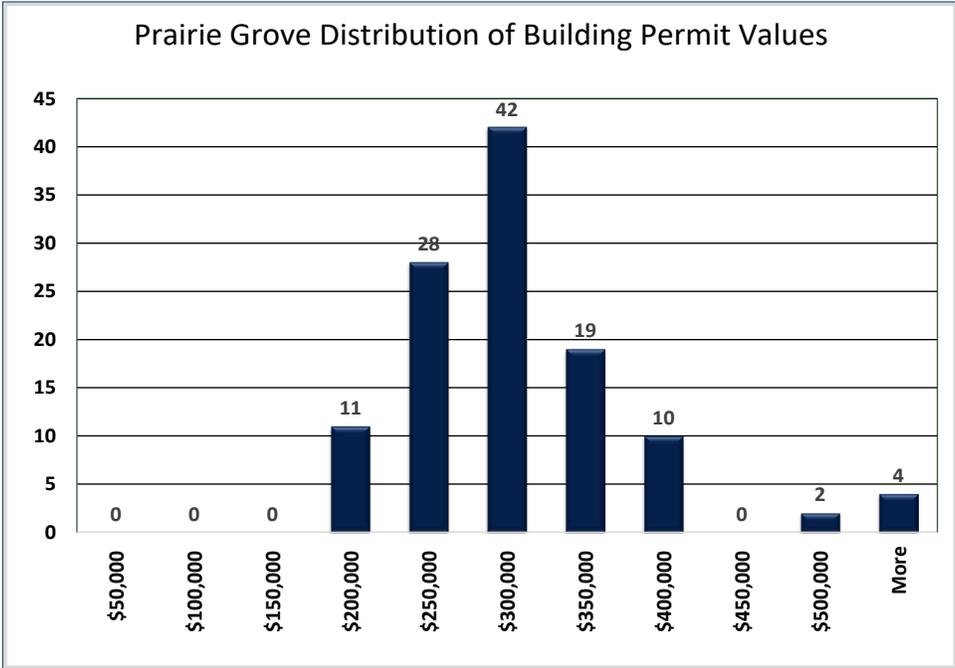
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Braly	5	19.2%	1,266	43	\$160,800	\$127.35
Country Meadows	2	7.7%	1,226	68	\$220,000	\$179.57
Reed	3	11.5%	1,460	127	\$186,500	\$130.11
Stapleton	3	11.5%	1,646	61	\$247,667	\$149.30
Other	13	50.0%	1,461	127	\$202,308	\$139.82
	26	100.0%	1,427	99	\$199,096	\$140.45



# Prairie Grove Building Permits



Prairie Grove	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	82	120	116	41.5%	-3.3%
Average Value of Residential Building Permits	\$270,645	\$259,136	\$305,680	12.9%	18.0%



# Prairie Grove Active Subdivisions

There were 828 total lots in 9 active subdivisions in Prairie Grove in the first half of 2025. 71.6 percent of the lots were occupied, 5.1 percent were complete but unoccupied, 4.3 were under construction, 1.4 percent were starts, and 17.5 percent were empty lots.

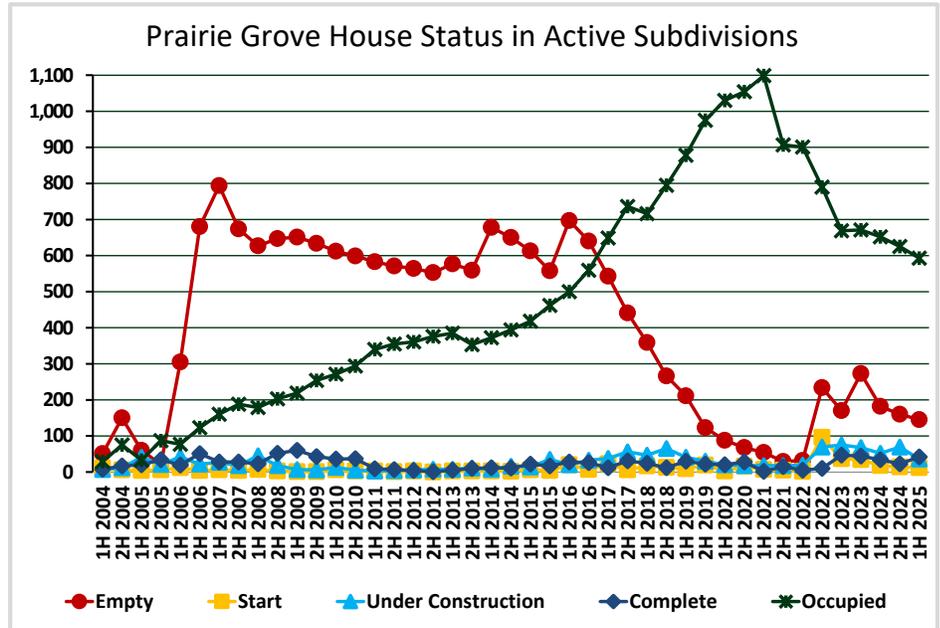
The subdivisions with the most houses under construction in Prairie Grove during the first half of 2025 were Mountain View with 13. Selah Meadows, Phase I followed with 8 houses under construction.

Wagon Springs, Phase I had the most houses becoming occupied in Prairie Grove with 35 houses. An additional 23 houses in Hudson Heights, Phase I became occupied in the first half of 2025 followed by 20 houses in Selah Meadows, Phase I.

No new construction or progress in existing construction has occurred in the last year in 2 of the 9 active subdivisions in Prairie Grove.

88 new houses in Prairie Grove became occupied in the first half of 2025. The annual absorption rate implies that there are 17.7 months of remaining inventory in 9 active subdivisions, down from 16.0 percent in the second half of 2024.

In 2 of the active subdivisions in Prairie Grove, no absorption occurred in the first half of 2025.



The percentage of houses occupied by owners decreased in Prairie Grove from 68.7 percent in 2012 to 61.9 percent in the first half of 2025.

Additionally, 647 new lots in 4 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Copper Hill, Phase 1	1H 2024	82		82
Copper Hill, Phase II	1H 2024	79		79
Copper Hill, Phase III-VIII	1H 2024	380		380
Selah Meadows, Phase II	1H 2024	106		106
<b>New and Preliminary</b>		<b>647</b>	<b>0</b>	<b>647</b>

# Prairie Grove

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hudson Heights, Phase I	21	0	5	0	60	86	23	7.6
Mountain View	36	4	13	20	105	178	6	43.8
Selah Meadows, Phase I	16	4	8	2	20	50	20	18.0
Snyder Grove, Phase V	15	0	3	9	19	46	4	23.1
Sundowner, Phase I Sec. I <sup>1,2</sup>	4	0	0	0	56	60	0	--
Sundowner, Phase I Sec. II <sup>1</sup>	5	0	0	0	137	142	0	--
Sundowner, Phase III <sup>2</sup>	1	0	0	0	149	150	0	6.0
Wagnon Springs, Phase I	0	0	0	11	47	58	35	3.2
Wagnon Springs, Phase II	47	4	7	0	0	58	0	--
Wakefield Park	0	0	0	0	25	25	2	0.0
<b>Prairie Grove Active Lots</b>	<b>145</b>	<b>12</b>	<b>36</b>	<b>42</b>	<b>593</b>	<b>828</b>	<b>88</b>	<b>17.7</b>

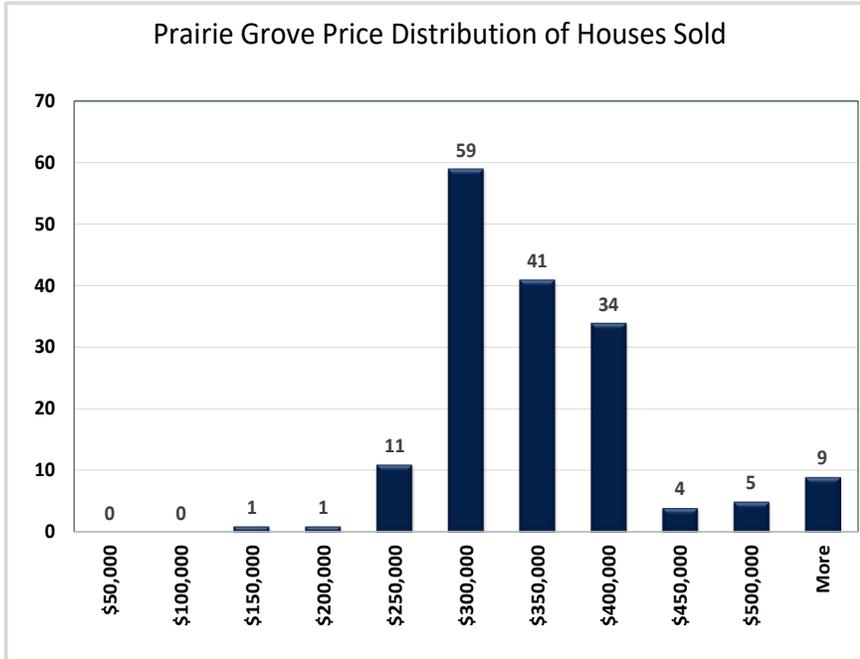
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.



# Prairie Grove

## Price Distribution of Houses Sold



165 houses were sold in Prairie Grove in the first half of 2025.

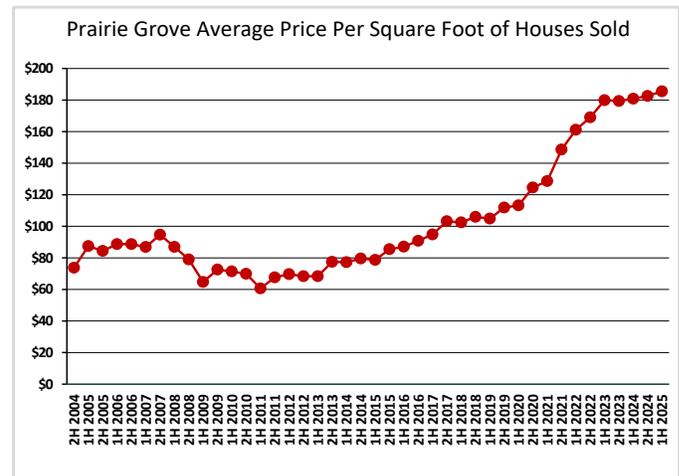
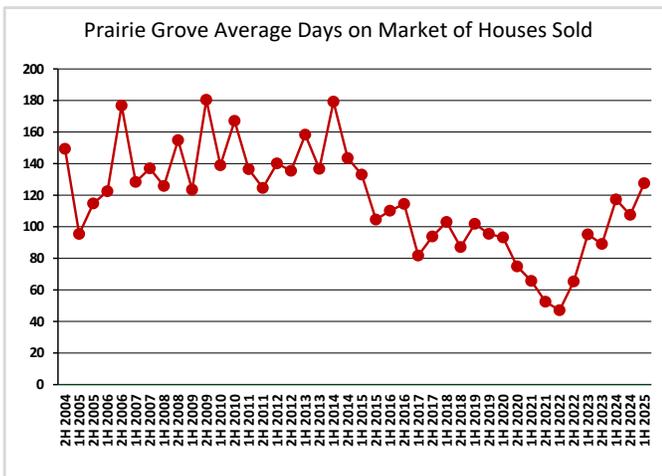
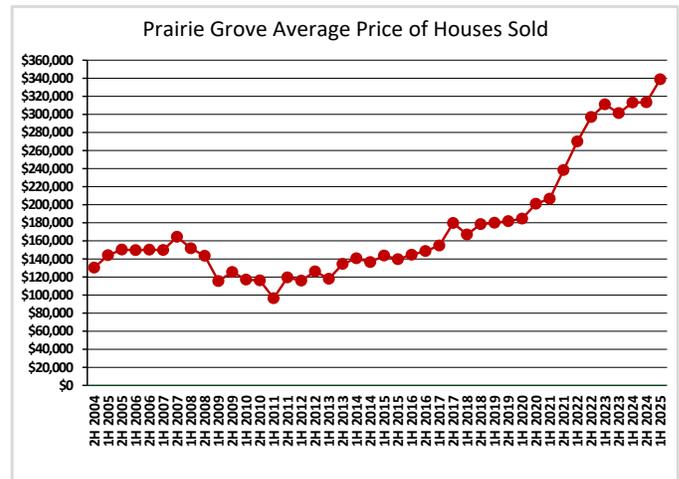
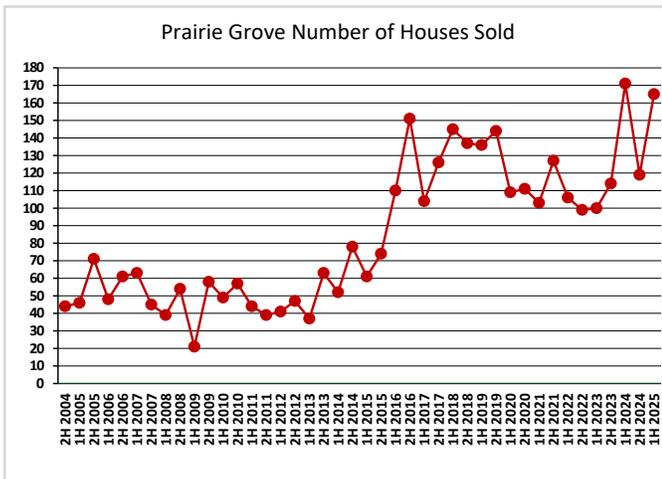
The average price of a house was \$338,844 at \$185.48 per square foot.

The median cost of a house was \$315,300.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	0.6%	1,244	79	100.0%
\$150,001 - \$200,000	1	0.6%	999	73	100.0%
\$200,001 - \$250,000	11	6.7%	1,376	91	99.3%
\$250,001 - \$300,000	59	35.8%	1,505	135	99.3%
\$300,001 - \$350,000	41	24.8%	1,869	127	99.4%
\$350,001 - \$400,000	34	20.6%	1,972	129	99.6%
\$400,001 - \$450,000	4	2.4%	2,593	85	99.3%
\$450,001 - \$500,000	5	3.0%	2,660	175	99.0%
\$500,001+	9	5.5%	3,208	126	96.2%
<b>Prairie Grove Sold</b>	<b>165</b>	<b>100.0%</b>	<b>1,833</b>	<b>128</b>	<b>99.2%</b>

# Prairie Grove

## Characteristics of Houses Sold



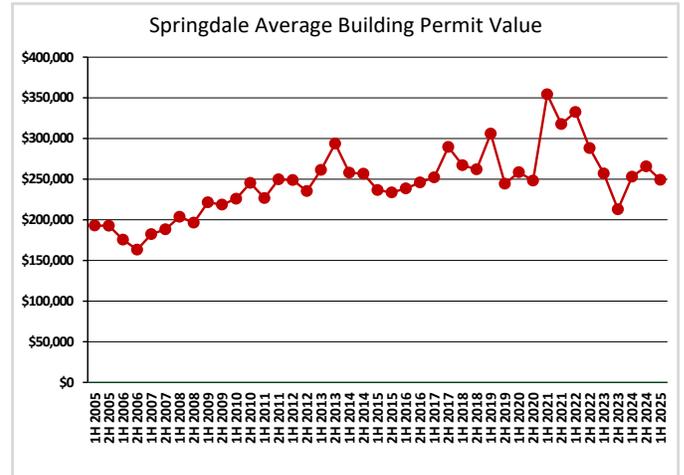
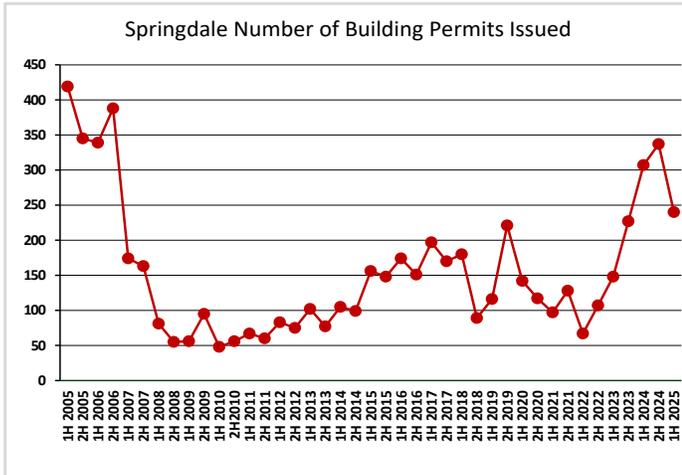
Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	171	119	165	-3.5%	38.7%
Average Price of Houses Sold	\$313,070	\$313,361	\$338,844	8.2%	8.1%
Average Days on Market	117	107	128	8.7%	18.6%
Average Price per Square Foot	\$180.84	\$182.56	\$185.48	2.6%	1.6%
Percentage of County Sales	7.5%	4.7%	6.9%	-8.2%	46.9%
Number of New Houses Sold	116	68	97	-16.4%	42.6%
Average Price of New Houses Sold	\$324,595	\$324,139	\$322,772	-0.6%	-0.4%
Average Days on Market of New Houses Sold	130	138	151	16.5%	9.2%
Number of Houses Listed	107	95	121	13.1%	27.4%
Average List Price of Houses Listed	\$333,893	\$333,832	\$331,190	-0.8%	-0.8%

# Prairie Grove

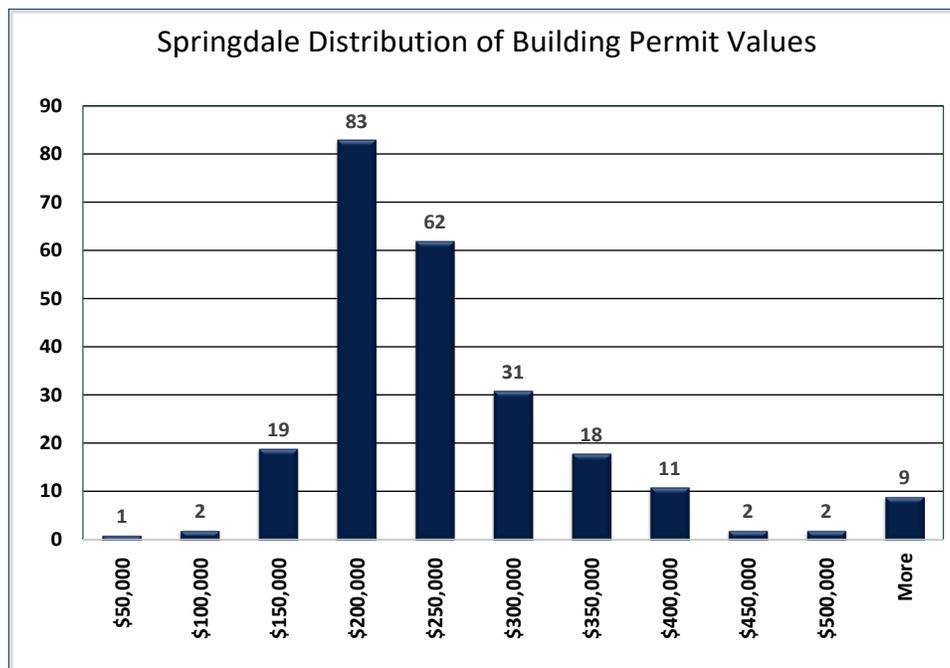
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Baggetts	1	0.6%	1,231	94	\$228,500	\$185.62
Battle Field Estates	4	2.4%	1,272	43	\$256,750	\$201.88
Belle Meade	3	1.8%	1,508	108	\$285,000	\$190.19
Bright Oaks	1	0.6%	1,662	99	\$263,000	\$158.24
Coyle	1	0.6%	2,611	56	\$585,000	\$224.05
Cummings	1	0.6%	1,844	78	\$250,000	\$135.57
Eastwood Heights	1	0.6%	3,575	81	\$420,000	\$117.48
Highlands Green	2	1.2%	1,490	88	\$295,000	\$198.25
Highlands Square South	2	1.2%	1,391	53	\$281,350	\$202.09
Hudson Heights	24	14.5%	2,031	136	\$336,686	\$166.36
Mountain View Estates	26	15.8%	1,807	163	\$353,986	\$196.20
Prairie Meadows	4	2.4%	1,958	71	\$384,375	\$195.54
Prairie Oaks	1	0.6%	1,502	120	\$294,000	\$195.74
Prairie View	1	0.6%	1,242	30	\$250,000	\$201.29
Rogers	1	0.6%	2,838	238	\$565,000	\$199.08
Selah Meadows	23	13.9%	1,641	112	\$288,876	\$176.93
Shady Acre Estates	2	1.2%	2,085	147	\$356,325	\$170.89
Simpsons	2	1.2%	1,213	89	\$251,125	\$207.62
Snyder Grove	13	7.9%	2,046	71	\$394,210	\$193.42
Stapletons	1	0.6%	999	73	\$185,000	\$185.19
Stonecrest	1	0.6%	1,331	37	\$260,000	\$195.34
Sundowner	9	5.5%	1,632	87	\$303,100	\$188.49
Wagnon Springs	21	12.7%	1,475	207	\$277,175	\$191.07
Wakefield Park	2	1.2%	2,894	143	\$530,000	\$183.09
Willow Creek	2	1.2%	1,797	120	\$274,900	\$152.66
Wt Neals	1	0.6%	1,546	131	\$281,600	\$182.15
Other	15	9.1%	2,475	122	\$488,580	\$189.86
<b>Prairie Grove</b>	<b>165</b>	<b>100.0%</b>	<b>1,833</b>	<b>128</b>	<b>\$338,844</b>	<b>\$185.48</b>

# Springdale Building Permits



Springdale	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	307	337	240	-21.8%	-28.8%
Average Value of Residential Building Permits	\$253,010	\$265,699	\$249,113	-1.5%	-6.2%



# Springdale Active Subdivisions

There were 1,760 total lots in 27 active subdivisions in Springdale in the first half of 2025. 66.6 percent of the lots were occupied, 5.4 percent were complete but unoccupied, 8.1 were under construction, 3.1 percent were starts, and 16.8 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the first half of 2025 were Spring Creek Farms, Phase I with 40. Jacob's Crossing, Phase I followed with 22,

Cottages at Clear Creek, Phase II had the most houses becoming occupied in Springdale with 56 houses. An additional 37 houses in Brentwood Village PUD, Phase I became occupied in the first half of 2025. Deere Creek, Phase II had 21 additional houses absorbed.

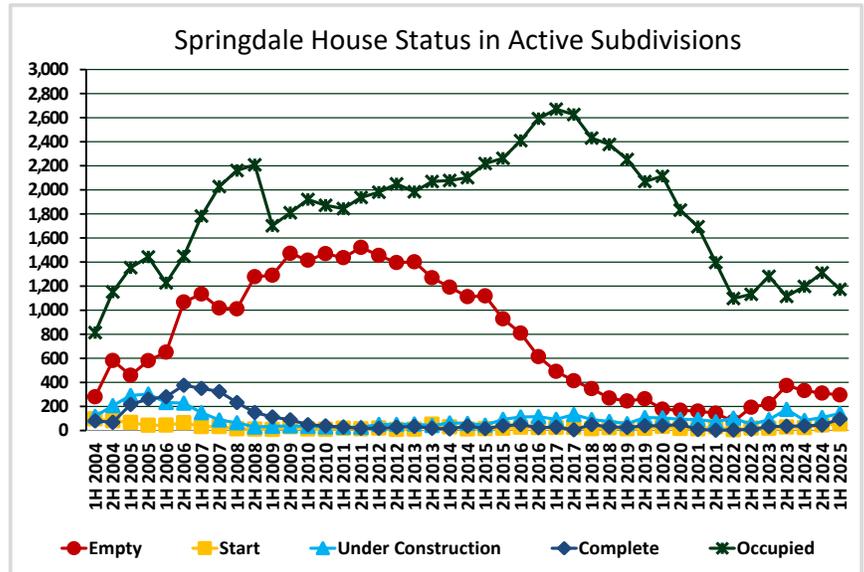
No new construction or progress in existing construction has occurred in the last year in 3 of the 27 active subdivisions in Springdale.

163 new houses in Springdale became occupied in the first half of 2025. The annual absorption rate implies that there are 21.7 months of remaining inventory in 27 active subdivisions, up from 16.7 percent in the second half of 2024.

In 5 of the active subdivisions in Springdale, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Springdale from 64.7 percent in 2012 to 60.3 percent in the first half of 2025.

Additionally, 2077 new lots in 23 subdivisions received either



preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brentwood Village, Phase II	1H 2025		124	124
Brentwood Village, Phase III	1H 2024	62		62
Brentwood Village, Phase IV	1H 2025		158	158
Butterfield Coach Cottages	1H 2025	61		61
Chapel Grove, Phase	2H 2023	111		111
Cottages at Clear Creek, Phase IV	1H 2025	95		95
County Line Square	1H 2025		60	60
Deere Creek, Phase III+	1H 2021		116	116
Eagle Home Ford Avenue PUD	1H 2025		67	67
Elmdale Valley	2H 2023	117		117
Ford Road Eagle Homes PUD	1H 2025		67	67
Freeman Creek Subdivision	2H 2024	71		71
Hawksview	1H 2025		8	8
Jacob's Crossing II & III	1h 2025		63	63
Jacob's Crossing IV & V	1H 2025	82		82
Lex Estates	2H 2022	19		19
Noah's Place	1H 2021		54	54
Spring Creek Farms, Phase II	1H 2024		22	22
Spring Creek Farms, Phase III	1H 2024	71		71
Tradewinds	1H 2025	166		166
Tyson Meadows	1H 2025	73		73
Whispering Springs I - IV	1H 2024		230	230
Whispering Springs V	1H 2025	180		180
<b>Springdale New and Preliminary</b>		<b>1,108</b>	<b>969</b>	<b>2,077</b>

# Springdale

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I	0	1	0	0	42	43	0	--
Benedetto, Phase II	10	3	7	0	18	38	4	34.3
Brentwood Village PUD, Phase I	2	0	0	23	57	82	37	5.3
Charleston Park at Legendary	2	0	0	1	105	108	2	18.0
Collins Cove	0	1	4	2	49	56	0	4.7
Cottages at Clear Creek, Phase I	4	1	0	0	76	81	1	3.8
Cottages at Clear Creek, Phase II	28	0	4	9	56	97	56	8.8
Cottages at Clear Creek, Phase III	35	8	5	5	5	58	5	127.2
Cottages at the Park, Phase II	1	0	0	2	65	68	7	2.1
Cottages at the Park, Phase III	42	2	7	3	9	63	9	72.0
Deere Creek, Phase I	0	0	0	2	81	83	0	6.0
Deere Creek, Phase II	0	2	13	15	33	63	21	10.9
Grand Valley Estates <sup>2</sup>	1	0	0	0	23	24	0	--
Grand Valley Stables at Guy Terry Farms	3	0	0	0	21	24	1	36.0
Grays Crossing	42	2	0	0	0	44	0	--
Habberton Ridge, Phase II, III	7	5	2	0	93	107	11	2.4
Hackberry Woods Subdivision	25	1	2	0	0	28	0	--
Hidden Hills, Phase II <sup>1,2</sup>	1	0	0	0	82	83	0	--
Jacob's Crossing, Phase I	28	22	22	0	0	72	0	--
Magnolia Estates	10	0	2	0	0	12	0	--
Monitor Meadows	2	0	18	0	0	20	0	--
Nature Walk, Phase I	6	0	16	11	8	41	8	49.5
Savannah Ridge <sup>1,2</sup>	4	0	0	0	89	93	0	--
Spring Creek Farms, Phase I <sup>1</sup>	34	6	40	22	0	102	0	--
Spring Hill, Phase II <sup>1</sup>	6	0	0	0	94	100	0	72.0
Spyglass Estates <sup>1</sup>	2	0	0	0	4	6	0	24.0
Tuscany, Phase I	1	0	0	0	163	164	1	4.0
<b>Springdale Active Subdivisions</b>	<b>296</b>	<b>54</b>	<b>142</b>	<b>95</b>	<b>1,173</b>	<b>1,760</b>	<b>163</b>	<b>21.7</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Springdale

## Price Distribution of Houses Sold



540 houses were sold in Springdale in the first half of 2025.

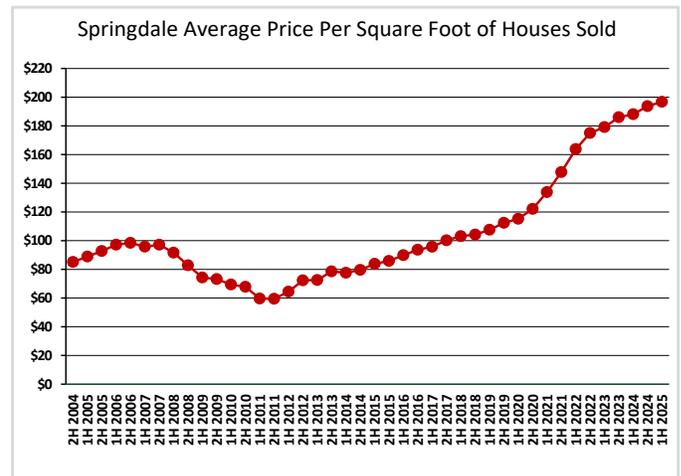
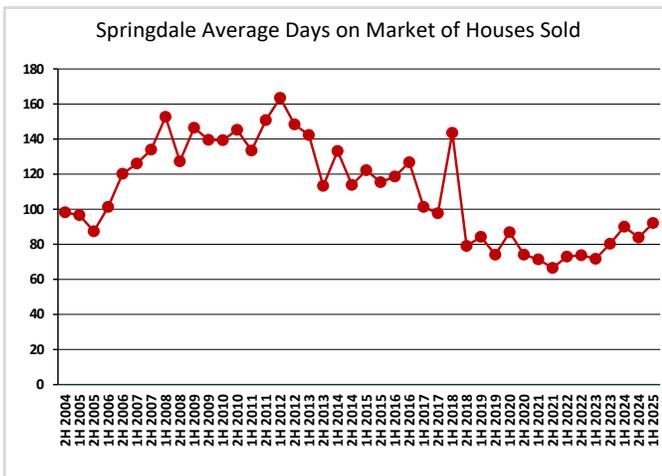
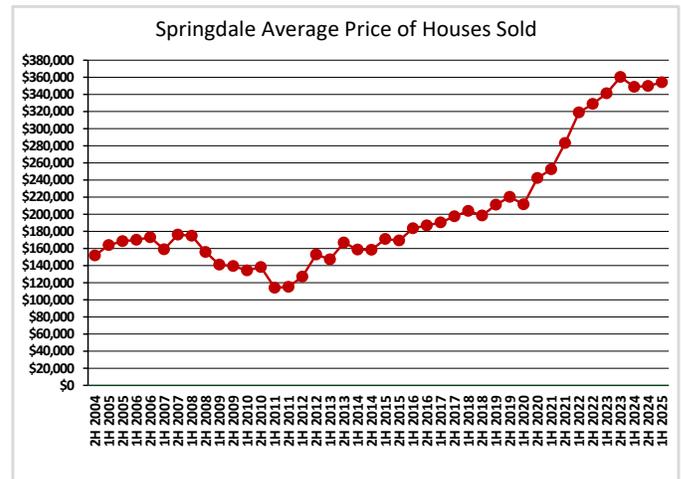
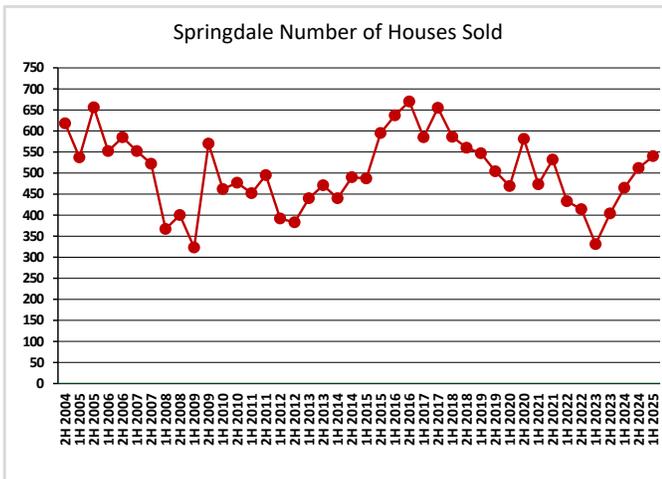
The average price of a house was \$354,117 at \$196.77 per square foot.

The median cost of a house was \$315,300.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	2	0.4%	794	37	103.7%
\$150,001 - \$200,000	30	5.6%	1,131	49	97.9%
\$200,001 - \$250,000	47	8.7%	1,276	59	98.6%
\$250,001 - \$300,000	131	24.3%	1,467	73	99.2%
\$300,001 - \$350,000	96	17.8%	1,694	79	98.8%
\$350,001 - \$400,000	102	18.9%	1,913	118	99.3%
\$400,001 - \$450,000	57	10.6%	2,121	141	99.8%
\$450,001 - \$500,000	30	5.6%	2,291	115	99.3%
\$500,001+	45	8.3%	3,259	103	97.9%
<b>Springdale Sold</b>	<b>540</b>	<b>100.0%</b>	<b>1,818</b>	<b>92</b>	<b>99.0%</b>

# Springdale

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	465	512	540	16.1%	5.5%
Average Price of Houses Sold	\$348,725	\$349,897	\$354,117	1.5%	1.2%
Average Days on Market	90	84	92	2.3%	9.9%
Average Price per Square Foot	\$188.11	\$193.69	\$196.77	4.6%	1.6%
Percentage of County Sales	22.6%	22.4%	23.5%	3.7%	4.6%
Number of New Houses Sold	158	147	198	25.3%	34.7%
Average Price of New Houses Sold	\$332,221	\$356,017	\$375,270	13.0%	5.4%
Average Days on Market of New Houses Sold	123	121	131	6.2%	7.9%
Number of Houses Listed	133	197	225	69.2%	14.2%
Average List Price of Houses Listed	\$439,231	\$492,086	\$438,119	-0.3%	-11.0%

# Springdale

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
American	6	1.1%	1,786	81	\$305,800	\$172.50
Apple Orchard	1	0.2%	1,664	74	\$274,000	\$164.66
Arber Estates	1	0.2%	1,896	43	\$382,500	\$201.74
Benedetto	4	0.7%	2,906	37	\$663,625	\$228.76
Berry	1	0.2%	1,887	84	\$284,900	\$150.98
Bethel Heights	1	0.2%	864	19	\$205,000	\$237.27
Birds	1	0.2%	1,422	3	\$200,000	\$140.65
Blueberry Acres	4	0.7%	1,056	30	\$227,625	\$220.05
Bradshaw	1	0.2%	1,118	40	\$236,500	\$211.54
Brandons Way	1	0.2%	1,536	34	\$334,000	\$217.45
Brentwood Village	40	7.4%	1,825	109	\$363,292	\$199.90
Buckingham Estates	1	0.2%	5,136	35	\$1,250,000	\$243.38
Butterfield Gardens	3	0.6%	1,193	67	\$211,667	\$178.22
C F Noels	1	0.2%	1,650	94	\$335,000	\$203.03
Candlestick Place	1	0.2%	1,410	35	\$257,000	\$182.27
Carriage Crossing	1	0.2%	3,149	87	\$600,000	\$190.54
Carter	1	0.2%	2,119	72	\$293,000	\$138.27
Chantel	1	0.2%	2,225	46	\$400,000	\$179.78
Chapman Hills	1	0.2%	1,850	28	\$356,000	\$192.43
Charleston Park At Legendary	8	1.5%	1,594	110	\$332,250	\$209.04
Churchill Crescent	1	0.2%	3,600	69	\$679,000	\$188.61
Cobblestone Place	1	0.2%	2,452	48	\$549,500	\$224.10
Coger-Samuels	1	0.2%	796	166	\$179,000	\$224.87
Collins Cove	3	0.6%	2,386	81	\$519,413	\$217.36
Commons	1	0.2%	1,104	37	\$185,000	\$167.57
Cottages At Clear Creek	54	10.0%	1,362	91	\$281,947	\$209.22
Cottages at the Park	17	3.1%	2,273	132	\$509,563	\$224.35
Country Club Estates	1	0.2%	5,962	185	\$750,000	\$125.80
County Court	8	1.5%	1,283	44	\$231,375	\$197.11
Covenant Creek	1	0.2%	1,668	91	\$350,000	\$209.83
Crestridge	1	0.2%	1,523	41	\$320,000	\$210.11
Dandys	2	0.4%	1,508	121	\$257,500	\$169.69
Davis	2	0.4%	1,448	53	\$266,950	\$184.45
Deavers	1	0.2%	1,388	157	\$200,000	\$144.09

# Springdale

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Deere Creek	28	5.2%	1,942	218	\$401,580	\$208.72
Dreamcatcher	1	0.2%	1,334	55	\$285,000	\$213.64
Eagle Crest	3	0.6%	1,834	49	\$323,833	\$176.72
Eastside	1	0.2%	1,383	50	\$162,000	\$117.14
Eastview	3	0.6%	1,273	42	\$265,800	\$209.80
Edmondson	2	0.4%	2,683	99	\$457,500	\$172.67
Elmdale Terrace	5	0.9%	1,529	89	\$256,800	\$169.96
Enclave	1	0.2%	3,715	69	\$779,000	\$209.69
Falcon Heights	2	0.4%	1,544	42	\$302,500	\$195.94
Falls, The	1	0.2%	3,500	44	\$710,000	\$202.86
Ferns Valley	1	0.2%	1,426	33	\$292,000	\$204.77
Flowing Springs	1	0.2%	2,030	52	\$389,000	\$191.63
Frederick	1	0.2%	2,458	49	\$301,250	\$122.56
Garner-Iarimore	2	0.4%	2,059	92	\$253,500	\$130.04
Grand Valley	8	1.5%	1,582	51	\$339,125	\$214.60
Grand Valley Meadows	2	0.4%	2,204	61	\$433,750	\$196.44
Great Meadows	1	0.2%	1,627	76	\$307,500	\$189.00
Greystone	1	0.2%	2,250	75	\$425,000	\$188.89
Habberton Ridge	12	2.2%	1,896	110	\$337,538	\$180.33
HarBer Meadows	10	1.9%	2,481	84	\$492,300	\$208.18
Harger	1	0.2%	1,107	82	\$188,190	\$170.00
Harper	2	0.4%	1,099	60	\$232,500	\$211.66
Harps	1	0.2%	1,164	67	\$183,000	\$157.22
Harvo	1	0.2%	1,719	38	\$305,000	\$177.43
Hayes First	2	0.4%	896	44	\$137,500	\$179.27
Henson Heights	1	0.2%	2,024	90	\$381,000	\$188.24
Heritage Heights	21	3.9%	1,434	59	\$284,833	\$199.83
Hidden Lake Estates	3	0.6%	1,183	31	\$223,000	\$187.86
High Chaparral	5	0.9%	2,487	83	\$367,380	\$152.13
Hillview	1	0.2%	1,338	48	\$250,000	\$186.85
Howards	1	0.2%	1,459	68	\$225,000	\$154.22
Hunt Estates	1	0.2%	2,466	42	\$480,000	\$194.65
Hunters Ridge	1	0.2%	1,593	38	\$295,000	\$185.19
Hylton Place	2	0.4%	1,594	94	\$349,950	\$219.62
Indianhead Estates	1	0.2%	1,710	158	\$230,000	\$134.50

# Springdale

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Jacob's Crossing	2	0.4%	2,062	90	\$402,090	\$195.00
Lake Road Estates	1	0.2%	1,972	30	\$403,000	\$204.36
Lakeview Heights	1	0.2%	2,216	73	\$434,900	\$196.25
Legendary	5	0.9%	1,982	50	\$424,700	\$216.20
Lexington	2	0.4%	2,261	167	\$422,500	\$186.48
Liberty Heights	1	0.2%	3,559	35	\$705,000	\$198.09
Lynn Estates	1	0.2%	2,185	13	\$220,000	\$100.69
Magnolia Estates	1	0.2%	2,150	146	\$350,000	\$162.79
Maple Drive	1	0.2%	2,652	146	\$279,000	\$105.20
Mayes	1	0.2%	1,330	47	\$225,000	\$169.17
Meadow Haven	1	0.2%	2,049	62	\$398,000	\$194.24
Meadows	1	0.2%	1,713	100	\$318,900	\$186.16
Monticello	1	0.2%	3,107	42	\$580,000	\$186.68
Morris Valley	1	0.2%	1,308	29	\$220,000	\$168.20
Mount Callahan Acres	1	0.2%	2,164	49	\$428,000	\$197.78
Mountain View	1	0.2%	1,097	36	\$185,000	\$168.64
Nature Walk	18	3.3%	2,057	113	\$387,511	\$189.50
Neals	1	0.2%	1,183	36	\$204,000	\$172.44
Neff	4	0.7%	1,455	39	\$209,913	\$140.88
North Heights	4	0.7%	1,530	90	\$279,125	\$191.30
North Meadows	1	0.2%	1,218	56	\$250,000	\$205.25
Northeast Meadow	1	0.2%	1,286	48	\$270,000	\$209.95
Northside	1	0.2%	1,376	52	\$220,000	\$159.88
Oak Hills	1	0.2%	1,848	81	\$260,000	\$140.69
Oak Manor	1	0.2%	2,640	84	\$465,000	\$176.14
Oak Place	2	0.4%	1,890	88	\$347,450	\$183.91
Oak Valley	1	0.2%	1,721	76	\$309,215	\$179.67
Oaks	2	0.4%	2,120	93	\$293,750	\$141.90
Orchard	1	0.2%	1,722	126	\$300,000	\$174.22
Palisades	1	0.2%	1,987	40	\$345,000	\$173.63
Paradise Valley	1	0.2%	1,257	56	\$243,500	\$193.72
Parkers Place	1	0.2%	1,700	62	\$345,000	\$202.94
Peaceful Valley Estates	10	1.9%	1,679	76	\$306,304	\$183.21
Pines, The	2	0.4%	1,072	44	\$205,000	\$191.24
Pinkly	1	0.2%	1,652	153	\$310,000	\$187.65

# Springdale

## Characteristics of Houses Sold

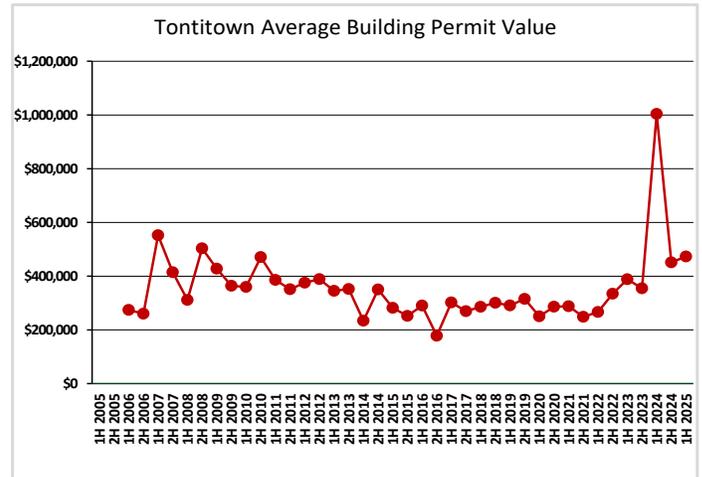
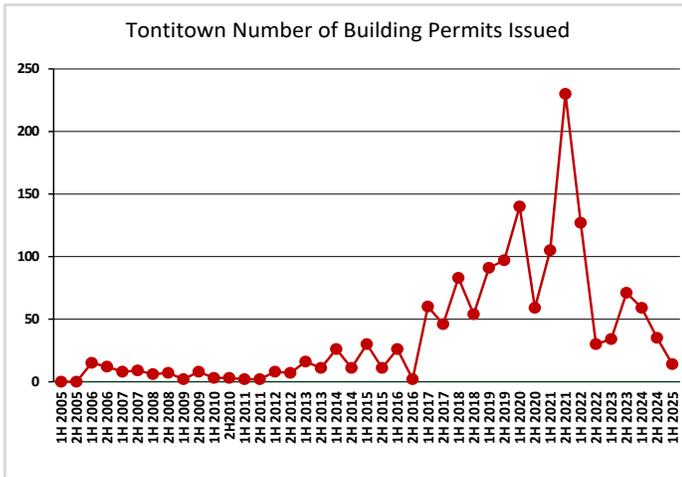
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Pults	2	0.4%	1,341	30	\$217,649	\$167.40
Putmans	1	0.2%	1,201	33	\$225,000	\$187.34
Quandt	1	0.2%	1,008	57	\$249,900	\$247.92
Ramsey Place	1	0.2%	1,522	68	\$345,000	\$226.68
Randy Acres	1	0.2%	1,129	107	\$210,000	\$186.01
Ravenwood	2	0.4%	1,976	35	\$390,500	\$197.45
Renaissance	2	0.4%	2,240	38	\$434,750	\$194.34
Rogers	1	0.2%	1,695	15	\$260,000	\$153.39
Rolling Acres	2	0.4%	1,560	27	\$288,000	\$184.69
Rosson Creek	1	0.2%	2,001	45	\$405,000	\$202.40
San Jose Estates	2	0.4%	2,453	82	\$401,250	\$163.00
Sandy Heights	2	0.4%	1,841	61	\$310,500	\$168.63
Savannah Ridge	1	0.2%	1,708	94	\$305,000	\$178.57
Serenity	4	0.7%	1,537	50	\$323,250	\$211.56
Shawnee	1	0.2%	1,404	88	\$318,000	\$226.50
Shenandoah Hills	4	0.7%	2,888	77	\$533,475	\$184.91
Silverstone	2	0.4%	1,506	76	\$307,500	\$204.45
Southfield	3	0.6%	1,591	32	\$266,667	\$167.56
Southwest	2	0.4%	1,345	85	\$245,500	\$182.52
Southwind Terrace	4	0.7%	2,940	69	\$478,875	\$168.46
Spring Creek Estates	5	0.9%	1,988	59	\$377,400	\$190.09
Spring Creek Farms	29	5.4%	2,038	195	\$462,122	\$226.92
Spring Creek Park	4	0.7%	1,846	71	\$372,500	\$204.15
Spring Hill	6	1.1%	1,823	43	\$334,583	\$186.77
Spring Meadows	2	0.4%	2,171	79	\$427,500	\$197.12
Steeplechase	1	0.2%	2,489	59	\$490,000	\$196.87
Stockton Place	1	0.2%	1,418	42	\$265,000	\$186.88
Stonegate of Legendary	2	0.4%	1,479	49	\$329,000	\$222.52
Summer View	2	0.4%	1,897	71	\$374,000	\$197.35
Sundance	2	0.4%	2,147	134	\$387,500	\$180.21
Sunny Slope	1	0.2%	1,032	148	\$222,000	\$215.12
Suttle Estates	1	0.2%	3,357	266	\$645,000	\$192.14
Thompsons	2	0.4%	1,556	23	\$172,000	\$114.40
Thornbury	2	0.4%	4,084	54	\$937,500	\$235.41
Tyson Heights	6	1.1%	1,517	109	\$298,350	\$197.86

# Springdale

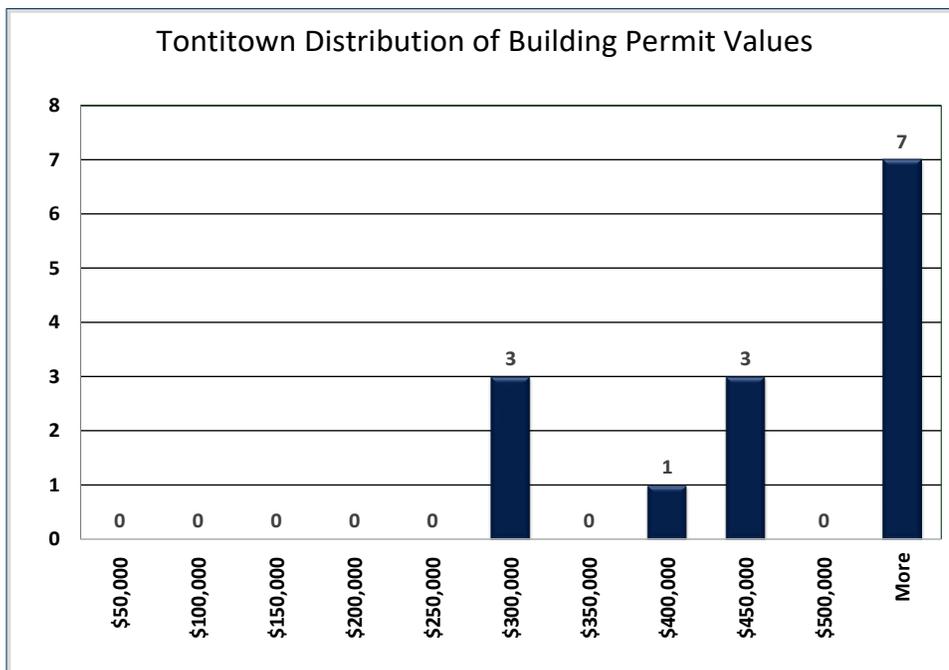
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
W Walker	2	0.4%	1,844	72	\$375,000	\$203.14
Waggoners	1	0.2%	784	70	\$199,000	\$253.83
Walker	1	0.2%	1,710	17	\$206,000	\$120.47
Walnut Crossing	1	0.2%	1,652	50	\$345,000	\$208.84
Walnut Grove	1	0.2%	1,381	35	\$280,000	\$202.75
West Emma Gardens	1	0.2%	1,300	86	\$262,000	\$201.54
West End	1	0.2%	874	45	\$183,000	\$209.38
West Heights	1	0.2%	2,405	237	\$339,000	\$140.96
West Huntsville	1	0.2%	1,659	138	\$300,000	\$180.83
Western Oaks Place	3	0.6%	1,727	48	\$291,633	\$169.86
Westfield	3	0.6%	1,660	45	\$341,000	\$205.62
Westview	1	0.2%	1,362	46	\$182,500	\$133.99
Westwood	1	0.2%	1,457	36	\$300,000	\$205.90
Westwood Heights	1	0.2%	2,214	78	\$305,000	\$137.76
Wilkins	3	0.6%	1,621	52	\$294,400	\$181.31
Windsor	3	0.6%	2,102	32	\$403,333	\$191.91
Woodcliff	4	0.7%	3,505	72	\$630,000	\$185.81
Woodland Heights	3	0.6%	982	31	\$208,333	\$211.85
Other	24	4.4%	1,731	80	\$350,794	\$206.65
<b>Springdale Sold</b>	<b>540</b>	<b>100.0%</b>	<b>1,818</b>	<b>92</b>	<b>\$354,117</b>	<b>\$196.77</b>

# Tontitown Building Permits



Tontitown	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	59	35	14	-76.3%	-60.0%
Average Value of Residential Building Permits	\$1,004,040	\$451,247	\$472,939	-52.9%	4.8%



# Tontitown Active Subdivisions

There were 361 total lots in 8 active subdivisions in Tontitown in the first half of 2025. 80.3 percent of the lots were occupied, 2.5 percent were complete but unoccupied, 6.4 were under construction, 0.6 percent were starts, and 10.2 percent were empty lots.

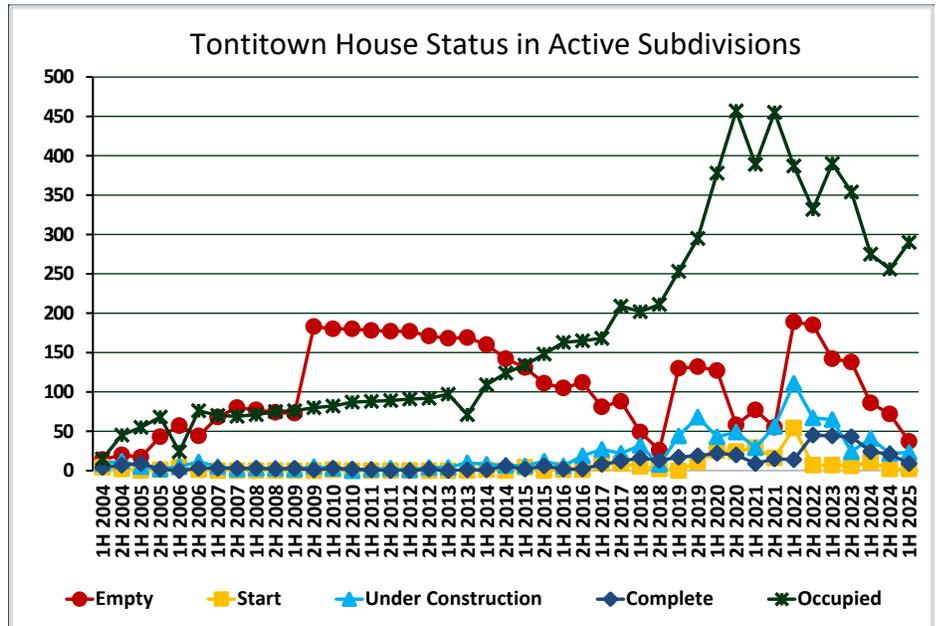
The subdivisions with the most houses under construction in Tontitown during the first half of 2025 were South Pointe, Phase IV, V with 13. Veneto followed with 6,

Hickory Meadows, Phase I had the most houses becoming occupied in Tontitown with 69 houses. An additional 23 houses in Veneto became occupied in the first half of 2025.

No new construction or progress in existing construction has occurred in the last year in 3 of the 8 active subdivisions in Tontitown.

100 new houses in Tontitown became occupied in the first half of 2025. The annual absorption rate implies that there are 5.9 months of remaining inventory in 8 active subdivisions, down from 11.2 percent in the second half of 2024.

In 2 of the active subdivisions in Tontitown, no absorption occurred in the first half of 2025.



The percentage of houses occupied by owners decreased in Tontitown from 78.2 percent in 2012 to 66.4 percent in the first half of 2025.

Additionally, 341 new lots in 4 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Amalfi	1H 2024	112		112
Bariloche, Phase I	1H 2024	58		58
Bariloche, Phase II	1H 2025		78	78
Renley Rae	2H 2024	93		93
<b>New and Preliminary</b>		<b>263</b>	<b>78</b>	<b>341</b>

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Coppertree	2	0	1	0	11	14	0	--
Deer Valley	24	0	3	0	3	30	2	36.0
Hickory Meadows, Phase I	0	0	0	1	69	70	69	348.0
San Gennaro <sup>1,2</sup>	3	0	0	0	10	13	0	4.9
South Pointe, Phase IV, V	0	1	13	5	100	119	6	--
Tuscany, Phase II <sup>2</sup>	1	0	0	0	41	42	0	5.0
Veneto	5	1	6	3	48	63	23	12.0
West Elm Estates <sup>1,2</sup>	2	0	0	0	8	10	0	18.7
<b>Tontitown Active Subdivisions</b>	<b>37</b>	<b>2</b>	<b>23</b>	<b>9</b>	<b>290</b>	<b>361</b>	<b>100</b>	<b>5.9</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Tontitown

## Price Distribution of Houses Sold



56 houses were sold in Tontitown in the first half of 2025.

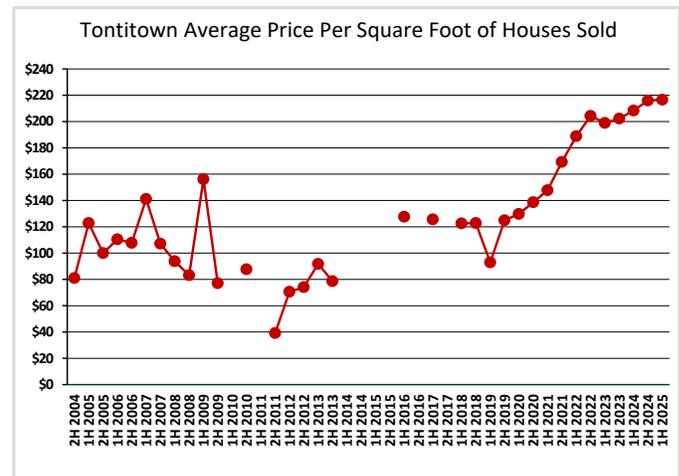
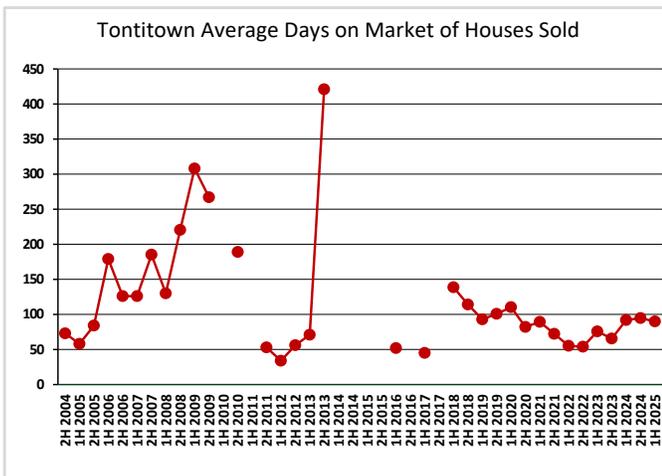
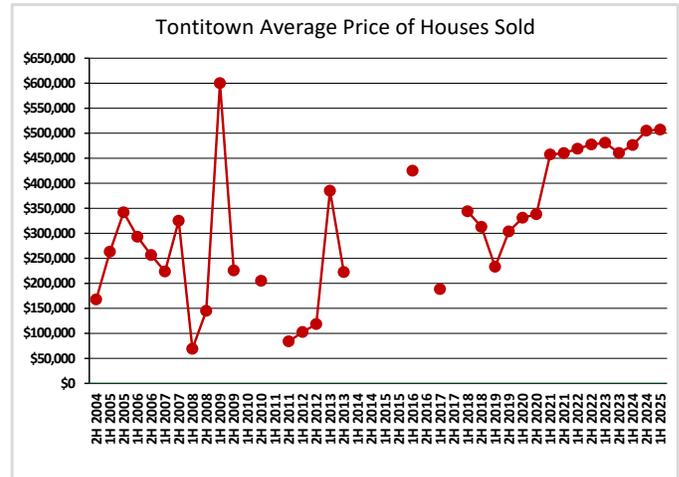
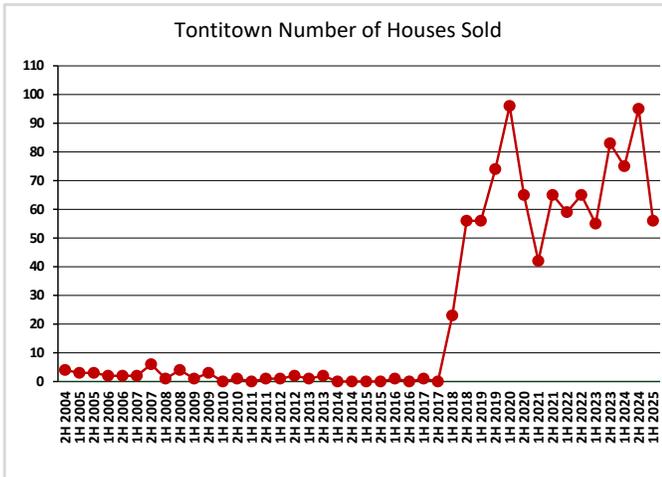
The average price of a house was \$507,012 at \$216.55 per square foot.

The median cost of a house was \$495,323.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	9	16.1%	1,545	70	99.5%
\$350,001 - \$400,000	7	12.5%	1,728	73	97.8%
\$400,001 - \$450,000	6	10.7%	2,124	91	100.2%
\$450,001 - \$500,000	8	14.3%	2,237	118	100.0%
\$500,001+	26	46.4%	2,835	93	99.8%
<b>Tontitown Sold</b>	<b>56</b>	<b>100.0%</b>	<b>2,328</b>	<b>90</b>	<b>99.6%</b>

# Tontitown

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	75	95	56	-25.3%	-41.1%
Average Price of Houses Sold	\$476,309	\$504,995	\$507,012	6.4%	0.4%
Average Days on Market	92	95	90	-2.2%	-5.1%
Average Price per Square Foot	\$208.37	\$215.94	\$216.55	3.9%	0.3%
Percentage of County Sales	5.0%	6.0%	3.5%	-30.1%	-42.0%
Number of New Houses Sold	39	42	20	-48.7%	-52.4%
Average Price of New Houses Sold	\$480,516	\$510,127	\$496,730	3.4%	-2.6%
Average Days on Market of New Houses Sold	118	130	128	8.6%	-1.8%
Number of Houses Listed	37	20	14	-10.8%	65.0%
Average List Price of Houses Listed	\$600,466	\$631,313	\$364,974	-9.9%	-14.3%

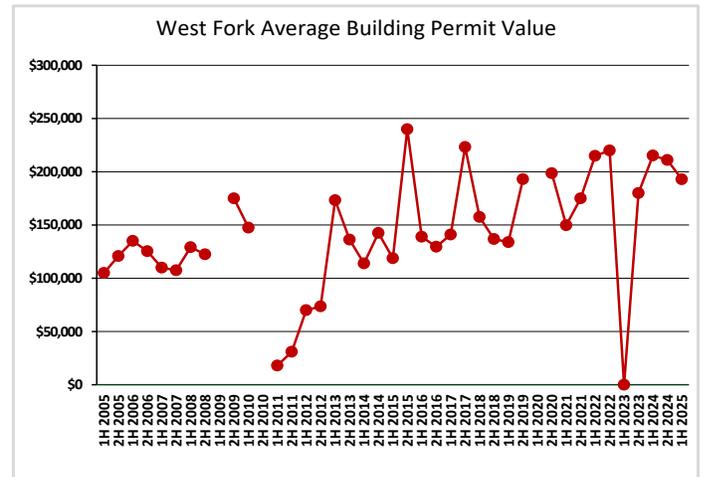
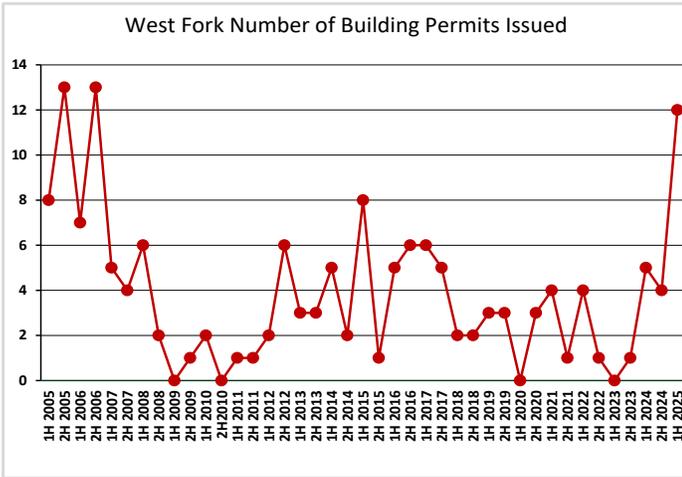
# Tontitown

## Characteristics of Houses Sold

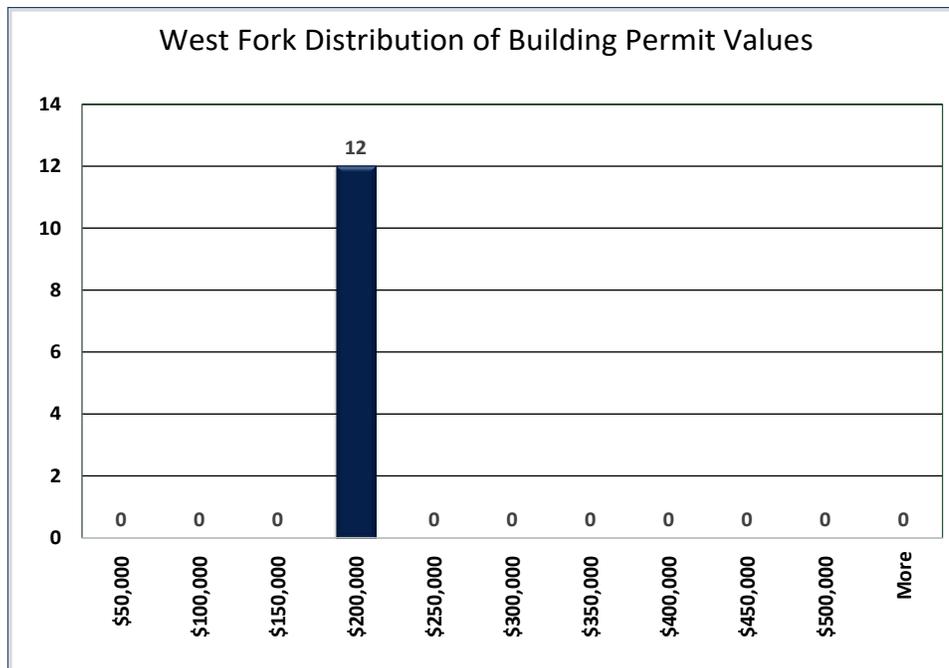
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Buckingham Estates	1	1.8%	3,783	103	\$1,045,000	\$276.24
Callihan Estates	1	1.8%	2,487	51	\$405,000	\$162.85
Davenshire	1	1.8%	3,517	55	\$845,000	\$240.26
GPJ	1	1.8%	2,800	31	\$658,300	\$235.11
Hickory Meadows	10	17.9%	1,622	65	\$347,385	\$214.31
Liberty Estates	1	1.8%	2,528	61	\$513,000	\$202.93
Morsani Acres	2	3.6%	1,605	33	\$343,000	\$213.94
Napa	5	8.9%	2,628	67	\$557,500	\$212.12
Rolling Oaks Estates	1	1.8%	4,423	143	\$755,000	\$170.70
South Barrington Road	2	3.6%	2,325	25	\$553,000	\$237.98
South Pointe	10	17.9%	2,270	90	\$479,670	\$211.40
Tuscany	1	1.8%	3,200	62	\$680,000	\$212.50
Veneto	12	21.4%	2,300	131	\$487,702	\$212.28
Westbrook	3	5.4%	2,206	78	\$464,500	\$210.99
Other	5	8.9%	2,697	147	\$679,080	\$244.91
<b>Tontitown Sold</b>	<b>56</b>	<b>100.0%</b>	<b>2,328</b>	<b>90</b>	<b>\$507,012</b>	<b>\$216.55</b>



# West Fork Building Permits



West Fork	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	5	4	12	140.0%	200.0%
Average Value of Residential Building Permits	\$215,200	\$211,000	\$192,917	-10.4%	-8.6%



# West Fork Active Subdivisions

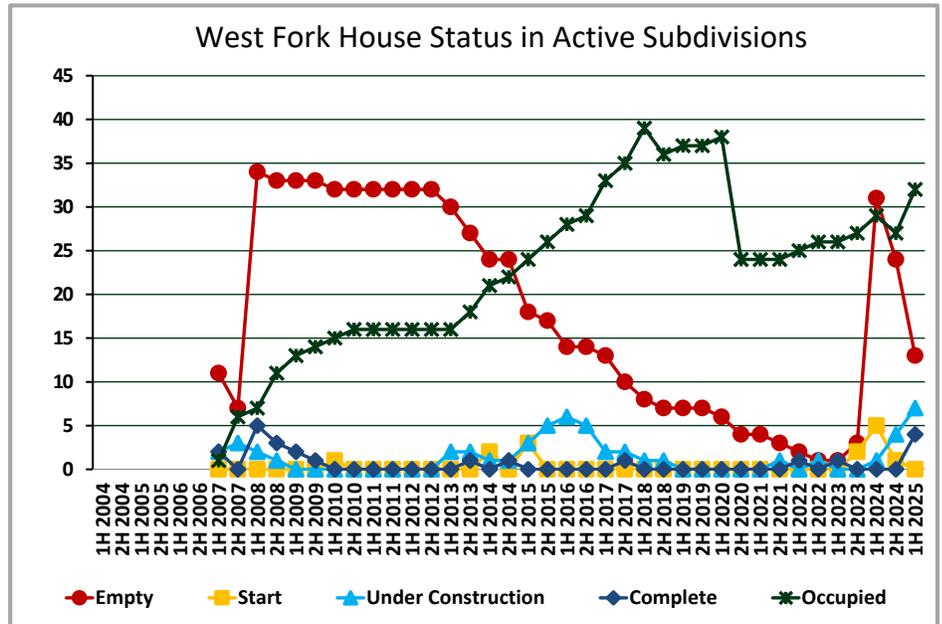
There were 56 total lots in 2 active subdivisions in West Fork in the first half of 2025. 57.1 percent of the lots were occupied, 7.1 percent were complete but unoccupied, 12.5 were under construction, 0.0 percent were starts, and 23.2 percent were empty lots.

The subdivisions with the most houses under construction in West Fork during the first half of 2025 were Rolling Plains with 7.

Rolling Plains had the most houses becoming occupied in West Fork with 5 houses.

No new construction or progress in existing construction has occurred in the last year in 1 of the 2 active subdivisions in West Fork.

5 new houses in West Fork became occupied in the first half of 2025. The annual absorption rate implies that there are 57.6 months of remaining inventory in 2 active subdivisions, down from 174.0 percent in the second half of 2024.



In the 1 of the 2 active subdivisions in West Fork, no absorption occurred in the first half of 2025.

The percentage of houses occupied by owners decreased in West Fork from 71.2 percent in 2012 to 69.5 percent in the first half of 2025.

Additionally, 55 new lots in 2 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Cedar Creek	1H 2024		28	28
Cottages at River Bend	1H 2024	27		27
West Fork Coming Lots		27	28	55

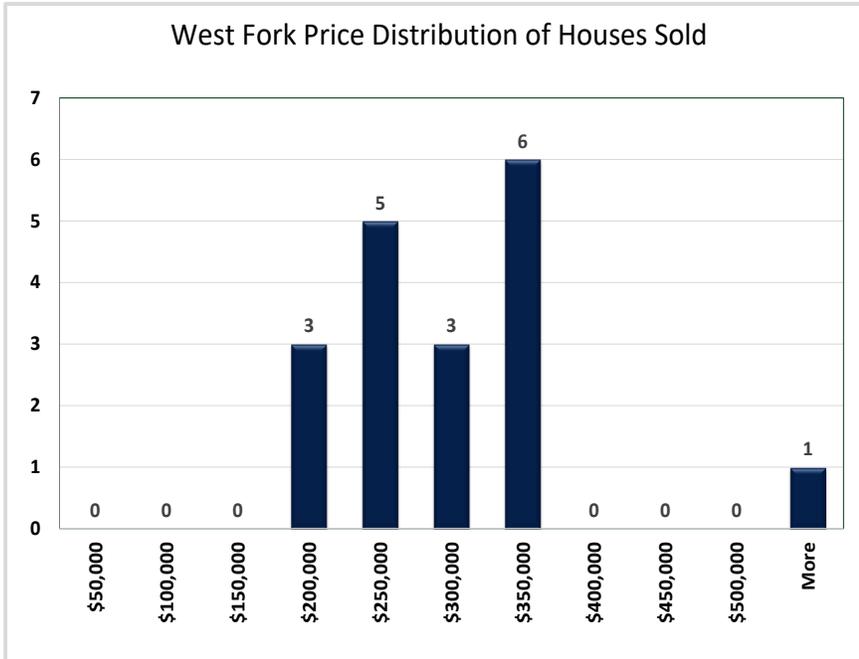
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Graystone <sup>1,2</sup>	1	0	0	0	27	28	0	--
Rolling Plains	12	0	7	4	5	28	5	55.2
West Fork Active Lots	13	0	7	4	32	56	5	57.6

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# West Fork

## Price Distribution of Houses Sold



18 houses were sold in West Fork in the first half of 2025.

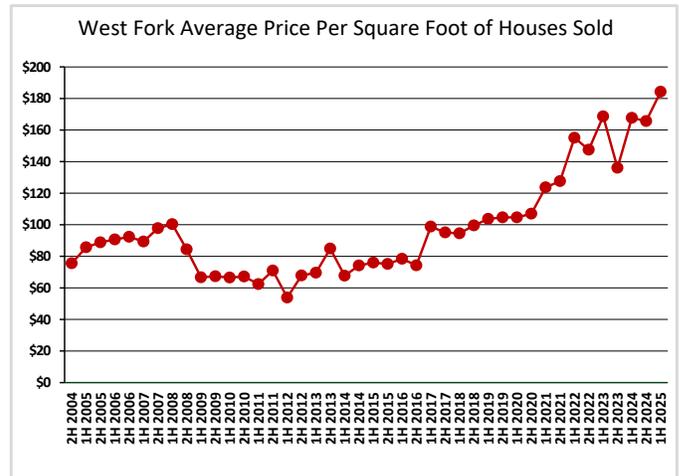
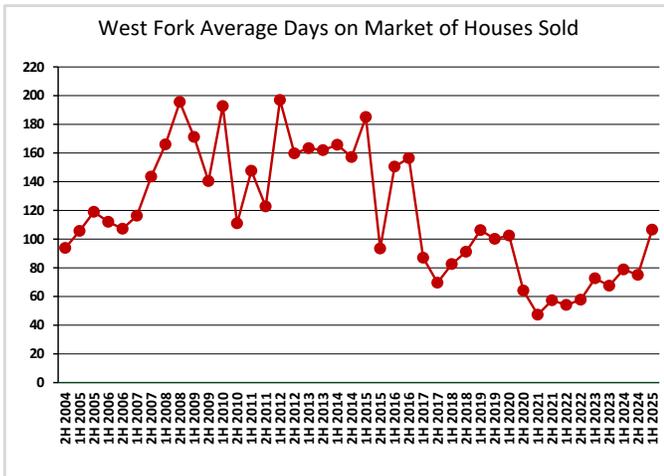
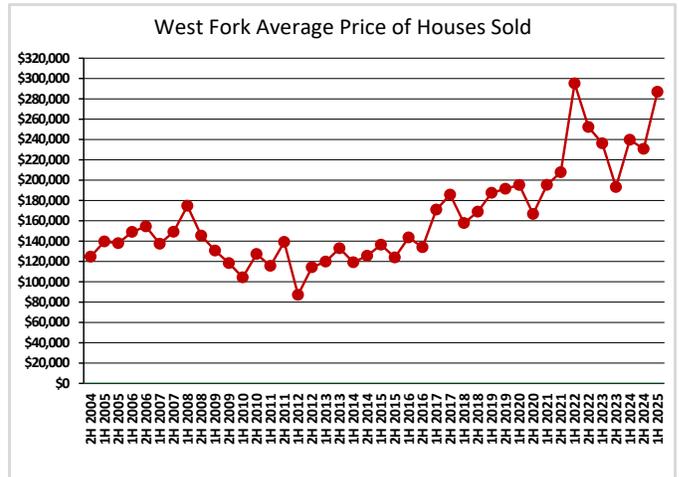
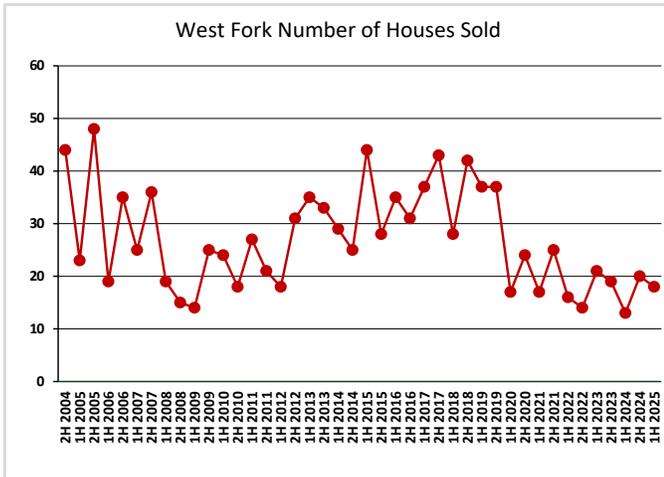
The average price of a house was \$286,946 at \$184.27 per square foot.

The median cost of a house was \$292,925.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	3	16.7%	1,094	39	95.3%
\$200,001 - \$250,000	5	27.8%	1,243	57	97.6%
\$250,001 - \$300,000	3	16.7%	1,485	159	100.0%
\$300,001 - \$350,000	6	33.3%	1,701	151	98.6%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	5.6%	4,438	133	82.7%
<b>West Fork Sold</b>	<b>18</b>	<b>100.0%</b>	<b>1,588</b>	<b>107</b>	<b>97.1%</b>

# West Fork

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	13	20	18	38.5%	-10.0%
Average Price of Houses Sold	\$239,708	\$230,775	\$286,946	19.7%	24.3%
Average Days on Market	79	75	107	35.3%	42.0%
Average Price per Square Foot	\$167.73	\$165.65	\$184.27	9.9%	11.2%
Percentage of County Sales	0.4%	0.6%	0.6%	45.7%	9.7%
Number of New Houses Sold	1	0	6	500.0%	--
Average Price of New Houses Sold	\$279,800	--	\$308,705	10.3%	--
Average Days on Market of New Houses Sold	85	--	157	84.3%	--
Number of Houses Listed	8	12	14	75.0%	16.7%
Average List Price of Houses Listed	\$488,000	\$0	\$0	-0.6%	16.3%

# West Fork

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Mecca	1	5.6%	1,308	83	\$227,000	\$173.55
Rolling Plains	6	33.3%	1,546	157	\$308,705	\$199.74
Shady Lane	1	5.6%	1,188	31	\$220,000	\$185.19
Valley View	1	5.6%	2,052	214	\$308,000	\$150.10
West Fork Acres	4	22.2%	1,136	39	\$204,950	\$180.58
West Fork Original	1	5.6%	1,600	173	\$305,000	\$190.63
White River Estates	1	5.6%	1,223	38	\$223,000	\$182.34
Other	3	16.7%	2,467	95	\$403,333	\$171.43
	18	100.0%	1,588	107	\$286,946	\$184.27

# Unincorporated Areas-Washington County

## Active Subdivisions

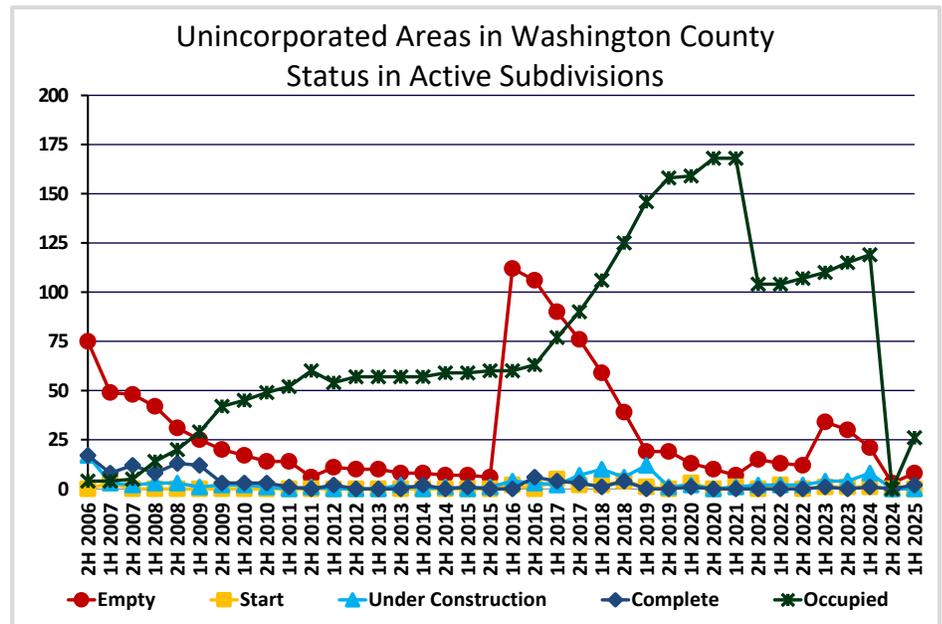
There were 36 total lots in 3 active subdivisions in Unincorporated Areas in Washington County in the first half of 2025. 72.2 percent of the lots were occupied, 5.6 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 22.2 percent were empty lots.

None of the Subdivisions in Unincorporated Areas in Washington County had houses under construction.

Bethel Elm Subdivision had the most houses becoming occupied in Unincorporated Areas in Washington County with 6 houses.

New construction or progress in existing construction has occurred in the last year all of the 3 active subdivisions in Unincorporated Areas in Washington County.

6 new houses in Unincorporated Areas in Washington County became occupied in the first half of 2025. The annual absorption rate implies that there are 7.5 months of remaining inventory in 3 active subdivisions, down from 17.1 percent in the second half of 2024.



In all 3 of the active subdivisions in Unincorporated Areas in Washington County, absorption occurred in the first half of 2025.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Washington County from 75.3 percent in 2012 to 72.6 percent in the first half of 2025.

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2025.

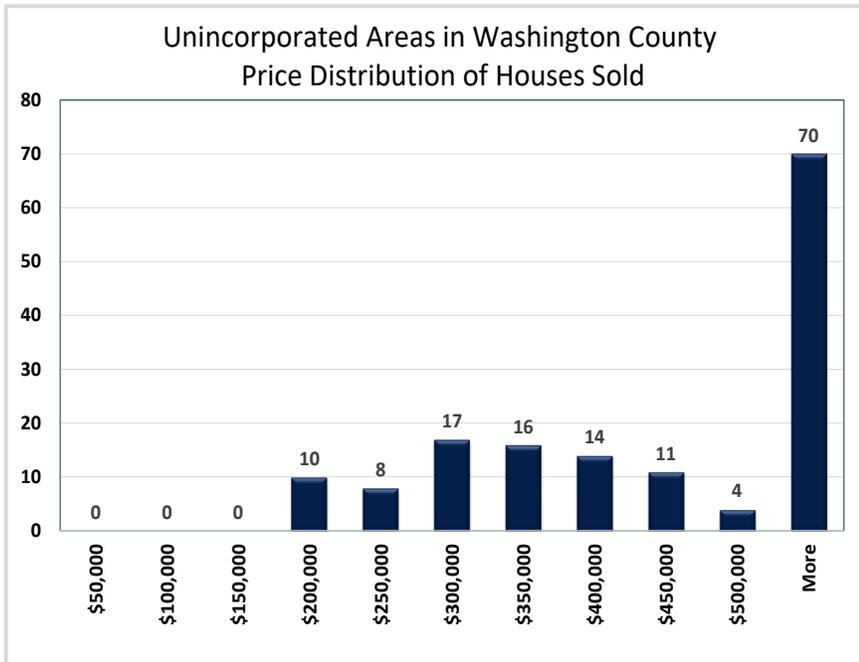
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bethel Elm Subdivision	2	0	0	2	7	11	6	6.9
Magnolia Acres	5	0	0	0	5	10	0	--
Sonora Subdivision	1	0	0	0	14	15	0	1.3
<b>Unincorporated Areas Washington County</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>26</b>	<b>36</b>	<b>6</b>	<b>20.0</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Unincorporated Areas-Washington County

## Price Distribution of Houses Sold



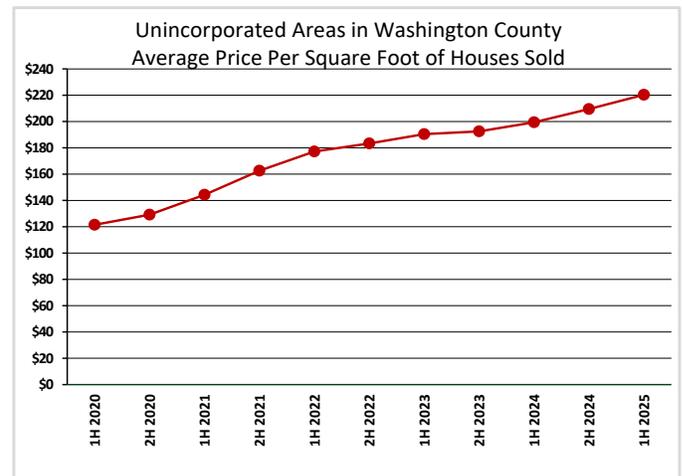
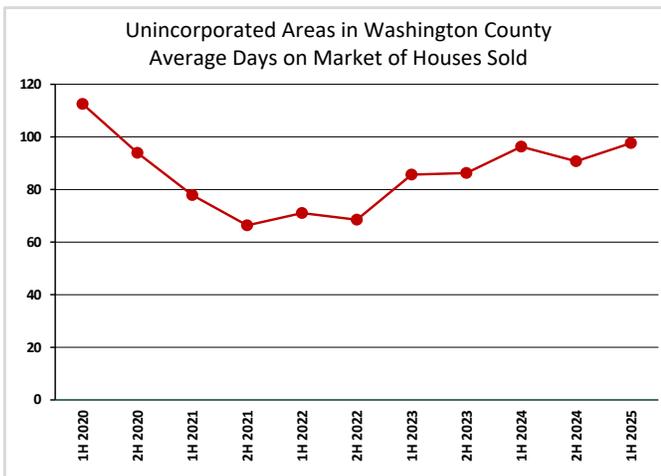
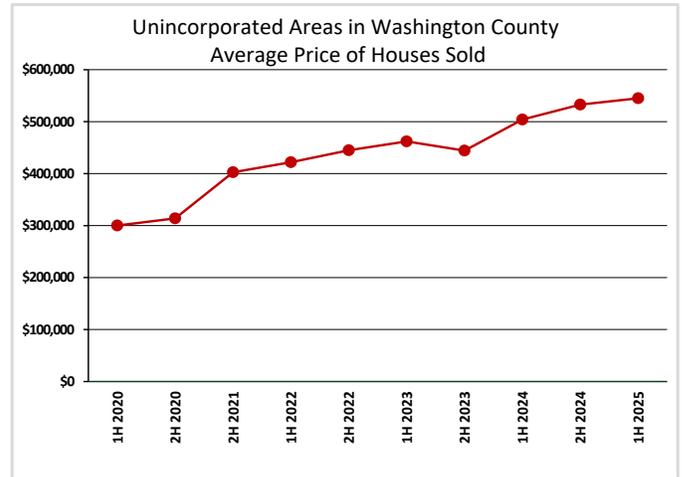
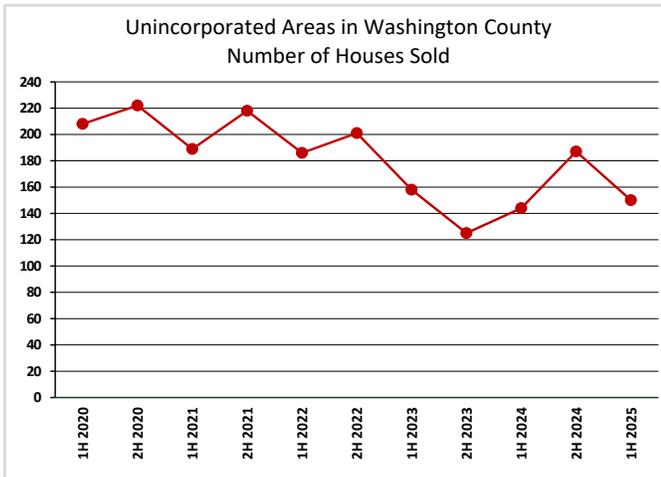
150 houses were sold in Unincorporated Areas in Washington County in the first half of 2025.

The average price of a house was \$544,950 at \$220.36 per square foot.

The median cost of a house was \$442,900.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	10	6.7%	1,316	80	89.0%
\$200,001 - \$250,000	8	5.3%	1,194	49	97.2%
\$250,001 - \$300,000	17	11.3%	1,505	96	96.5%
\$300,001 - \$350,000	16	10.7%	1,538	82	101.1%
\$350,001 - \$400,000	14	9.3%	1,941	103	99.1%
\$400,001 - \$450,000	11	7.3%	1,997	122	96.7%
\$450,001 - \$500,000	4	2.7%	2,328	110	93.2%
\$500,001+	70	46.7%	3,436	104	98.2%
<b>Unincorporated WC Sold</b>	<b>150</b>	<b>100.0%</b>	<b>2,479</b>	<b>98</b>	<b>97.5%</b>

# Unincorporated Areas-Washington County Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	144	187	150	4.2%	-19.8%
Average Price of Houses Sold	\$504,113	\$532,731	\$544,950	8.1%	2.3%
Average Days on Market	96	91	98	1.4%	7.6%
Average Price per Square Foot	\$199.46	\$209.53	\$220.36	10.5%	5.2%
Percentage of County Sales	10.1%	12.5%	10.0%	-1.0%	-19.6%
Number of New Houses Sold	11	16	19	1	7.7%
Average Price of New Houses Sold	\$639,605	\$600,874	\$751,043	17.4%	25.0%
Average Days on Market of New Houses Sold	104	105	107	2.6%	2.1%
Number of Houses Listed	107	95	121	13.1%	27.4%
Average List Price of Houses Listed	\$655,215	\$622,407	\$614,996	-6.1%	-1.2%

# Unincorporated Areas-Washington County

## Characteristics of Houses Sold

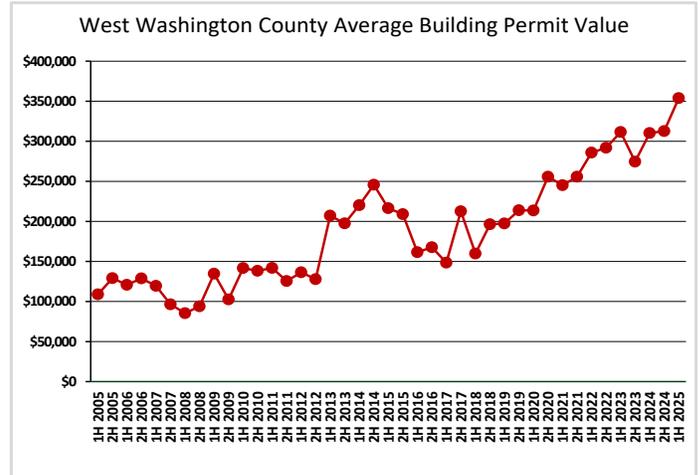
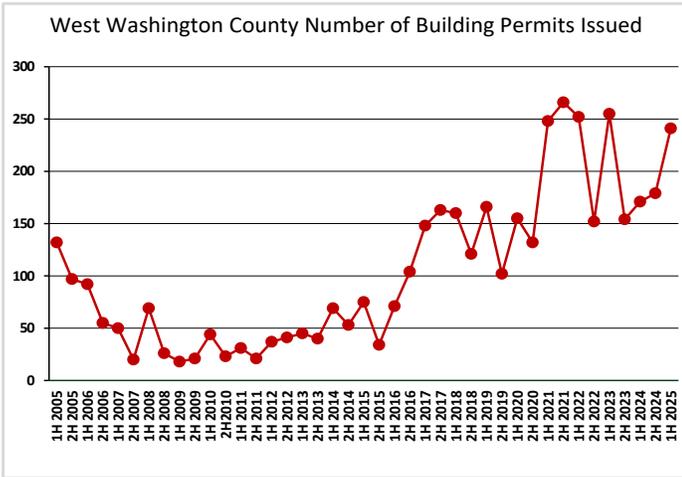
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Altus	1	0.7%	4,692	46	\$840,000	\$179.03
Audrey Stroud	1	0.7%	2,498	56	\$480,000	\$192.15
Beavorama Park	7	4.7%	1,389	48	\$298,714	\$215.39
Bethel Blacktop	1	0.7%	2,954	103	\$795,000	\$269.13
Bethel Elm	2	1.3%	3,141	95	\$1,007,777	\$328.13
Bethel Oaks	1	0.7%	1,475	35	\$305,000	\$206.78
Blackberry Ridge	4	2.7%	3,674	131	\$963,331	\$262.02
Blue Springs Village	2	1.3%	1,194	66	\$248,495	\$208.16
Boston Mountain Estates	1	0.7%	800	58	\$166,300	\$207.88
Chapel View	1	0.7%	4,190	128	\$1,100,000	\$262.53
Charles & Shirley Burris	1	0.7%	1,860	129	\$280,000	\$150.54
Country Living	1	0.7%	2,080	234	\$155,000	\$74.52
Deer Valley	4	2.7%	3,402	188	\$855,563	\$251.47
Evans	1	0.7%	1,632	126	\$399,000	\$244.49
Fox Run	2	1.3%	3,957	49	\$937,500	\$239.49
Golden Acres	1	0.7%	1,449	62	\$300,000	\$207.04
Goshen Land	1	0.7%	1,144	116	\$315,000	\$275.35
Harmon Trails Estates	2	1.3%	2,685	94	\$570,000	\$213.83
Havenwood	2	1.3%	4,351	47	\$1,238,500	\$282.01
Honey Hollow	1	0.7%	2,407	224	\$574,995	\$238.88
Hunts Lakeside Estates	2	1.3%	2,735	65	\$625,000	\$227.79
Legacy Estates	2	1.3%	2,260	153	\$470,000	\$208.23
Little Elm	1	0.7%	4,508	172	\$1,160,000	\$257.32
Magnolia Acres	1	0.7%	2,497	28	\$630,000	\$252.30
Mayes Oakwood	1	0.7%	2,346	29	\$571,000	\$243.39
Mission Estates	1	0.7%	3,144	204	\$755,000	\$240.14
Oakwood Hills	1	0.7%	2,016	60	\$340,000	\$168.65
Old Mill Estates	1	0.7%	1,742	80	\$430,400	\$247.07
Overton Park	3	2.0%	4,156	97	\$818,167	\$199.82
Red Oaks Country Estates	1	0.7%	3,071	43	\$655,000	\$213.29
Riverside Estates	1	0.7%	1,600	14	\$350,000	\$218.75
Robinson Mountain Estates	1	0.7%	4,600	170	\$790,000	\$171.74
Shady Cove	1	0.7%	3,515	76	\$899,000	\$255.76
Shelton	1	0.7%	2,031	36	\$720,000	\$354.51

# Unincorporated Areas-Washington County

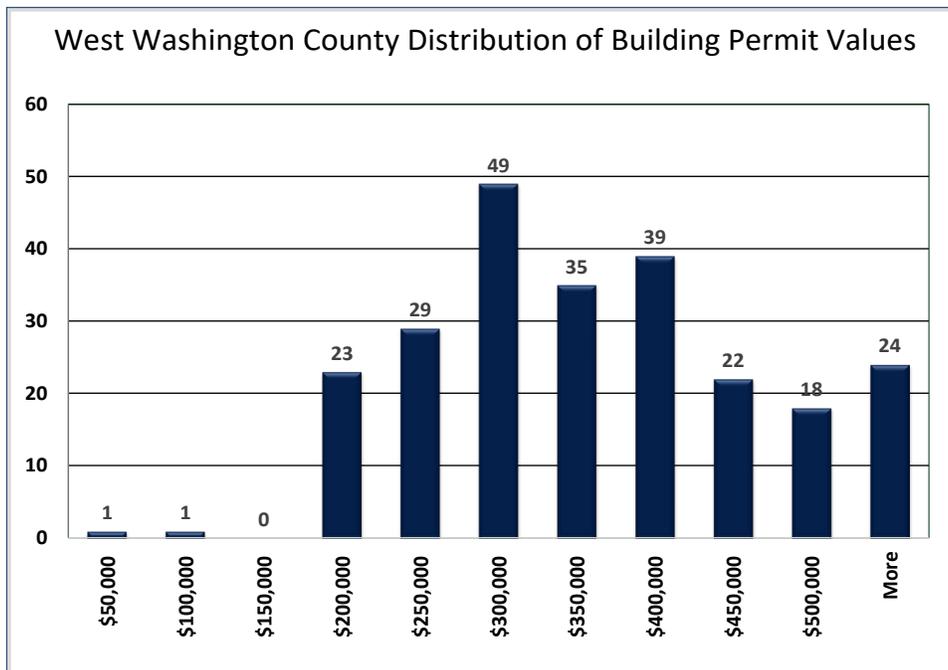
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Silver Birch Estates	1	0.7%	4,589	29	\$875,000	\$190.67
Sloan Estates	1	0.7%	3,510	84	\$890,000	\$253.56
Thomas P Lee	1	0.7%	2,347	0	\$530,000	\$225.82
Twin Maple Acres	2	1.3%	3,974	100	\$697,000	\$174.87
War Eagle Cove	1	0.7%	2,409	174	\$400,000	\$166.04
Wedington Woods	3	2.0%	2,693	158	\$513,759	\$191.80
West Haven	1	0.7%	4,040	137	\$1,250,000	\$309.41
Other	85	56.7%	2,230	97	\$468,657	\$215.01
<b>Unincorporated Areas</b>	<b>150</b>	<b>100.0%</b>	<b>2,479</b>	<b>98</b>	<b>\$544,950</b>	<b>\$220.36</b>

# West Washington County Building Permits



West Washington County	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	171	179	241	40.9%	34.6%
Average Value Residential Building Permits	\$310,195	\$312,660	\$353,838	14.1%	13.2%



# West Washington County

## Active Subdivisions

There were 1,861 total lots in 23 active subdivisions in West Washington County in the first half of 2025 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories. 56.3 percent of the lots were occupied, 4.6 percent were complete but unoccupied, 5.4 percent were under construction, 1.9 percent were starts, while 31.9 percent were empty lots.

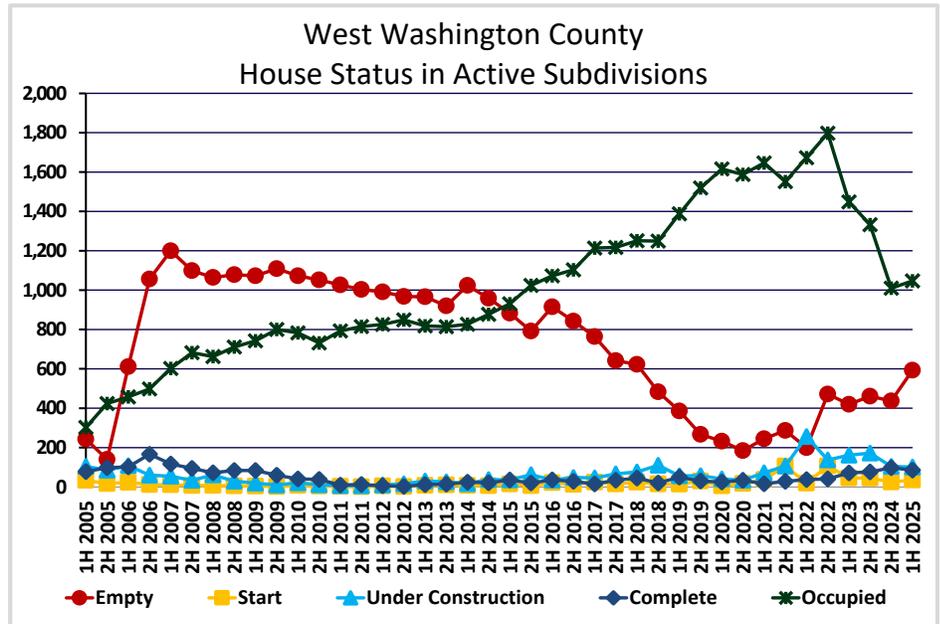
During the first half of 2025, 186 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 23.6 months of lot inventory at the end of the first half of 2025. This is down from 28.5 months of inventory at the end of the second half of 2024.

Overall, in 4 out of the 23 active subdivisions in West Washington County, no absorption occurred in the last year.

In the first half of 2025, the two subdivisions in West Washington County which had the most under construction houses were in Farmington. Wagon Wheel West had 24 and Goose Creek, Phase IV had 16 houses under construction. Mountain View, in Prairie Grove had 13.

No new construction or progress in existing construction has occurred in the last year in 4 of the 23 active subdivisions West Washington County.

Center researchers obtained analyzed data from the Washington County assessor's office. West Washington County has 61.8 percent owner occupied in the first half of 2025 down from 67.2 percent in 2021.



In the pipeline, West Washington County has an additional 1,140 lots in 11 subdivisions in the preliminary or final plat status in the first half of 2025.

City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Grove at Engles Mill Park, IV	2H 2023	60		60
Farmington	Grove at Engles Mill, Phase V, VII	1H 2024	150		150
Lincoln	Apple Blossom	2H 2024	123		123
Lincoln	Cox Development	2H 2024	12		12
Lincoln	Heritage	2H 2024	93		93
Prairie Grove	Copper Hill, Phase 1	1H 2024	82		82
Prairie Grove	Copper Hill, Phase II	1H 2024	79		79
Prairie Grove	Copper Hill, Phase III-VIII	1H 2024	380		380
Prairie Grove	Selah Meadows, Phase II	1H 2024	106		106
West Fork	Cedar Creek	1H 2024		28	28
West Fork	Cottages at River Bend	1H 2024	27		27
<b>Total</b>			<b>1,112</b>	<b>28</b>	<b>1,140</b>

# West Washington County

## Active Subdivisions

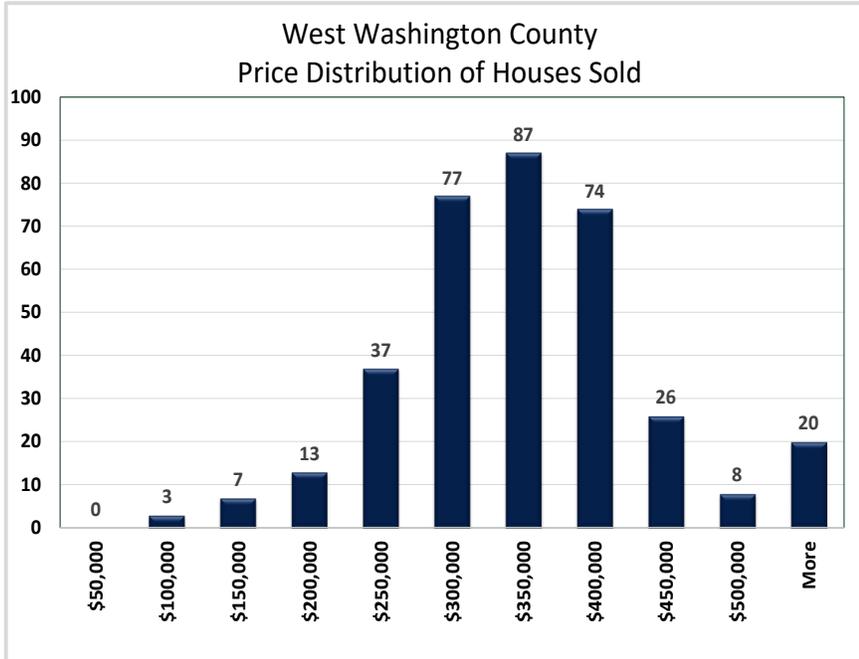
City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Farmington Creek	0	0	0	0	27	27	1	0
Farmington	Farmington Hills Duplexes	0	0	0	8	106	114	26	1
Farmington	Goose Creek, Phase III	0	0	0	1	59	60	3	2
Farmington	Goose Creek, Phase IV	0	0	0	2	57	59	43	0
Farmington	Goose Creek, Phase V	75	11	16	0	0	102	0	--
Farmington	Hillcrest, Phase I	65	4	3	8	1	81	1	960
Farmington	Summerfield, Phase I	33	7	11	17	49	117	13	29
Farmington	Summerfield, Phase II	97	1	4	1	3	106	2	412
Farmington	Wagon Wheel West	94	0	24	2	0	120	0	--
Farmington	Windgate	0	0	0	0	27	27	3	0
Greenland	Lee Valley, Phase IV	9	0	0	0	53	62	1	108
Lincoln	Country Meadows <sup>1,2</sup>	62	0	0	0	40	102	0	--
Prairie Grove	Hudson Heights, Phase I	21	0	5	0	60	86	23	8
Prairie Grove	Mountain View	36	4	13	20	105	178	6	44
Prairie Grove	Selah Meadows, Phase I	16	4	8	2	20	50	20	18
Prairie Grove	Snyder Grove, Phase V	15	0	3	9	19	46	4	23
Prairie Grove	Sundowner, Phase I Sec. I <sup>1,2</sup>	4	0	0	0	56	60	0	--
Prairie Grove	Sundowner, Phase I Sec. II <sup>1</sup>	5	0	0	0	137	142	0	--
Prairie Grove	Sundowner, Phase III <sup>2</sup>	1	0	0	0	149	150	0	6
Prairie Grove	Wagnon Springs, Phase I	0	0	0	11	47	58	35	3
Prairie Grove	Wagnon Springs, Phase II	47	4	7	0	0	58	0	--
West Fork	Graystone <sup>1,2</sup>	1	0	0	0	27	28	0	--
West Fork	Rolling Plains	12	0	7	4	5	28	5	55
<b>WWCounty</b>		<b>593</b>	<b>35</b>	<b>101</b>	<b>85</b>	<b>1,047</b>	<b>1,861</b>	<b>186</b>	<b>23.6</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

○

# West Washington County Price Distribution of Houses Sold



352 houses were sold in West Washington County in the first half of 2025.

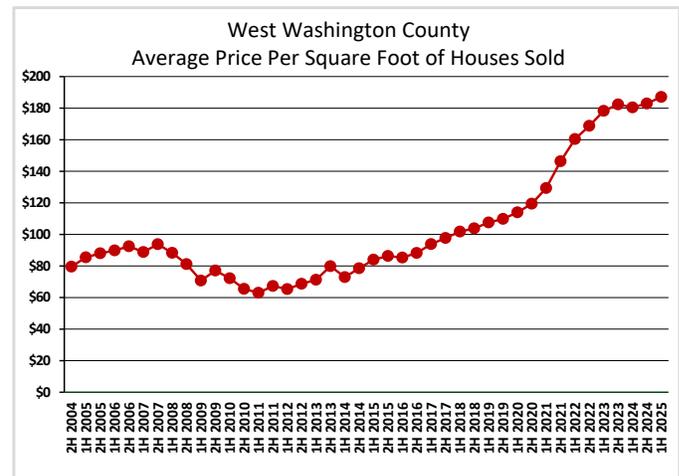
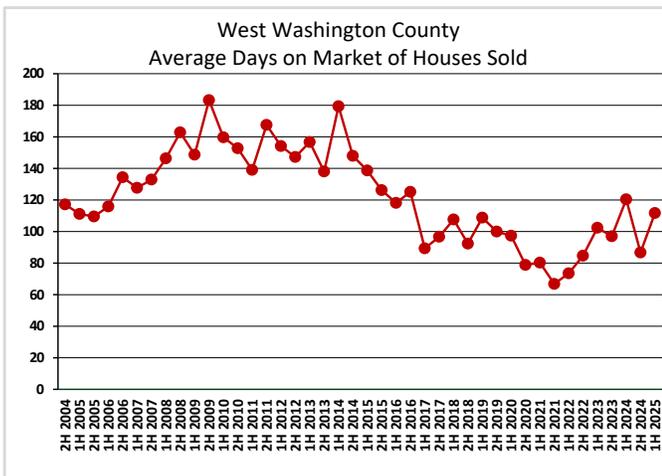
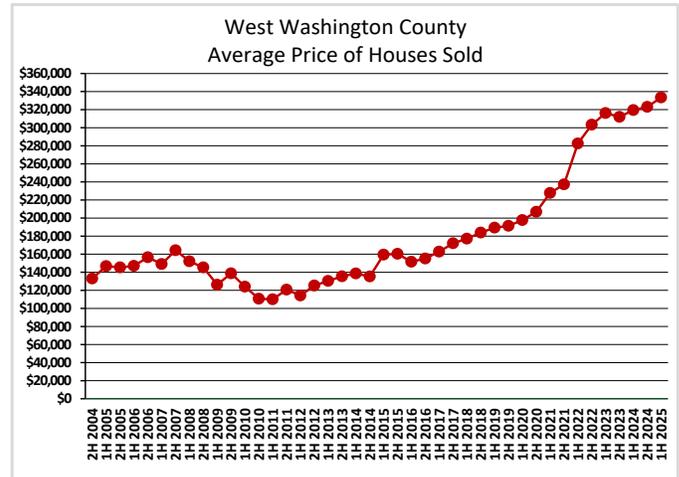
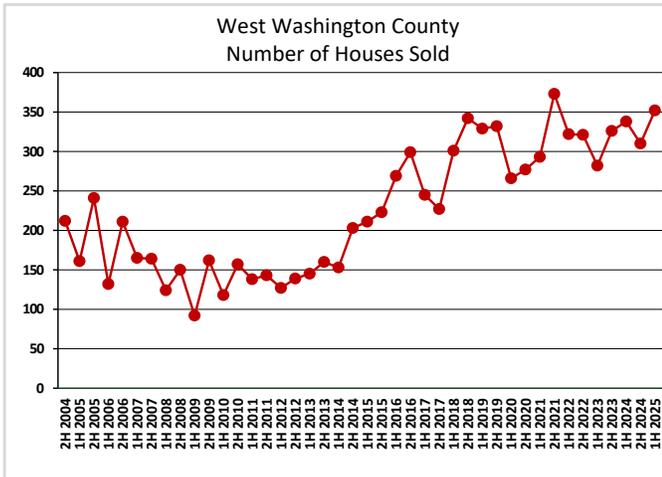
The average cost of a house was \$333,517.

The average price per square foot for a house was \$187.10.

The median cost of a house was \$327,168.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	3	0.9%	1,078	56	87.7%
\$100,001 - \$150,000	7	2.0%	1,258	41	90.1%
\$150,001 - \$200,000	13	3.7%	1,295	105	94.0%
\$200,001 - \$250,000	37	10.5%	1,303	83	97.7%
\$250,001 - \$300,000	77	21.9%	1,516	124	99.2%
\$300,001 - \$350,000	87	24.7%	1,762	116	99.1%
\$350,001 - \$400,000	74	21.0%	1,906	112	99.6%
\$400,001 - \$450,000	26	7.4%	2,196	97	99.2%
\$450,001 - \$500,000	8	2.3%	2,555	146	99.5%
\$500,001+	20	5.7%	3,039	141	96.6%
<b>WW County Sold</b>	<b>352</b>	<b>100.0%</b>	<b>1,780</b>	<b>112</b>	<b>98.5%</b>

# West Washington County Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	338	310	352	4.1%	13.5%
Average Price of Houses Sold	\$319,449	\$323,044	\$333,517	4.4%	3.2%
Average Days on Market	120	87	112	-7.2%	28.9%
Average Price per Square Foot	\$180.42	\$182.97	\$187.10	3.7%	2.3%
Percentage of County Sales	15.1%	12.5%	14.4%	-4.4%	14.9%
Number of New Houses Sold	196	128	162	-17.3%	26.6%
Average Price of New Houses Sold	\$342,671	\$340,769	\$342,645	0.0%	0.6%
Average Days on Market of New Houses Sold	148	110	142	-3.8%	28.9%
Number of Houses Listed	122	173	190	29.8%	16.9%
Average List Price of Houses Listed	\$369,528	\$345,535	\$374,955	1.5%	8.5%

# West Washington County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Baggetts	1	0.3%	1,231	94	\$228,500	\$185.62
Battle Field Estates	4	1.1%	1,272	43	\$256,750	\$201.88
Belle Meade	3	0.9%	1,508	108	\$285,000	\$190.19
Bermuda Estates	1	0.3%	2,393	22	\$390,000	\$162.98
Braly	5	1.4%	1,266	43	\$160,800	\$127.35
Briarwood Estates	2	0.6%	2,708	53	\$675,000	\$249.31
Bright Oaks	1	0.3%	1,662	99	\$263,000	\$158.24
Brookside	1	0.3%	936	48	\$186,000	\$198.72
Cedar Crest	4	1.1%	1,603	68	\$340,500	\$212.73
Country Meadows	2	0.6%	1,226	68	\$220,000	\$179.57
Coyle	1	0.3%	2,611	56	\$585,000	\$224.05
Cummings	1	0.3%	1,844	78	\$250,000	\$135.57
Eastwood Heights	1	0.3%	3,575	81	\$420,000	\$117.48
Farmington Heights	8	2.3%	1,705	85	\$342,488	\$201.23
Giles	1	0.3%	1,662	144	\$200,000	\$120.34
Goose Creek Village	28	8.0%	1,791	144	\$365,305	\$204.93
Grand Oaks	1	0.3%	2,003	148	\$337,000	\$168.25
Green	2	0.6%	1,094	74	\$237,500	\$217.07
Grove At Engles Mill, The	6	1.7%	1,802	71	\$380,417	\$210.53
Highlands Green	2	0.6%	1,490	88	\$295,000	\$198.25
Highlands Square North	1	0.3%	1,724	106	\$300,000	\$174.01
Highlands Square South	2	0.6%	1,391	53	\$281,350	\$202.09
Hillcrest	3	0.9%	2,582	232	\$509,738	\$197.37
Hollands	1	0.3%	1,237	35	\$229,000	\$185.13
Homestead	1	0.3%	1,721	147	\$280,000	\$162.70
Hudson Heights	24	6.8%	2,031	136	\$336,686	\$166.36
Lee Valley	1	0.3%	2,454	165	\$420,000	\$171.15
Meadow Street	1	0.3%	1,818	35	\$315,000	\$173.27
Meadowlark Estates	8	2.3%	1,247	68	\$255,444	\$206.31
Mecca	1	0.3%	1,308	83	\$227,000	\$173.55
Mountain View Estates	27	7.7%	1,843	159	\$366,727	\$198.27
Oakridge	1	0.3%	1,774	55	\$324,000	\$182.64
Prairie Meadows	4	1.1%	1,958	71	\$384,375	\$195.54
Prairie Oaks	1	0.3%	1,502	120	\$294,000	\$195.74
Prairie View	1	0.3%	1,242	30	\$250,000	\$201.29
Redbird	1	0.3%	2,041	162	\$325,000	\$159.24
Reed	3	0.9%	1,460	127	\$186,500	\$130.11
Riviera Estates	1	0.3%	1,716	60	\$346,900	\$202.16

# West Washington County

## Characteristics of Houses Sold

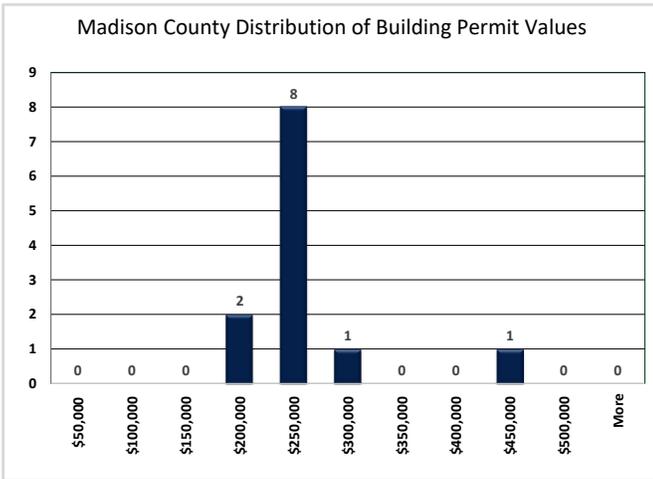
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Rogers	1	0.3%	2,838	238	\$565,000	\$199.08
Rolling Plains	6	1.7%	1,546	157	\$308,705	\$199.74
Saddle Brook	3	0.9%	1,569	50	\$322,000	\$205.56
Selah Meadows	23	6.5%	1,641	112	\$288,876	\$176.93
Shady Acre Estates	2	0.6%	2,085	147	\$356,325	\$170.89
Shady Lane	1	0.3%	1,188	31	\$220,000	\$185.19
Simpsons	2	0.6%	1,213	89	\$251,125	\$207.62
Snyder Grove	13	3.7%	2,046	71	\$394,210	\$193.42
South Club House Estates	2	0.6%	2,159	138	\$362,500	\$168.16
South Haven	4	1.1%	1,713	61	\$285,250	\$167.72
Southwinds	4	1.1%	2,225	57	\$405,625	\$182.86
Stapleton	4	1.1%	1,522	66	\$230,750	\$151.11
Stapletons	1	0.3%	999	73	\$185,000	\$185.19
Stonecrest	1	0.3%	1,331	37	\$260,000	\$195.34
Suburban Homes	1	0.3%	1,080	47	\$150,000	\$138.89
Summerfield	30	8.5%	1,890	86	\$388,716	\$205.63
Sundowner	9	2.6%	1,632	87	\$303,100	\$188.49
Twin Falls	1	0.3%	3,333	160	\$659,000	\$197.72
Valley View	2	0.6%	2,329	170	\$374,000	\$159.47
Wagon Springs	21	6.0%	1,475	207	\$277,175	\$191.07
Wagon Wheel Crossing	4	1.1%	1,517	93	\$324,500	\$213.98
Wakefield Park	2	0.6%	2,894	143	\$530,000	\$183.09
Walnut Grove Acres	1	0.3%	2,145	35	\$383,650	\$178.86
West Fork Acres	4	1.1%	1,136	39	\$204,950	\$180.58
West Fork Original	1	0.3%	1,600	173	\$305,000	\$190.63
White River Estates	1	0.3%	1,223	38	\$223,000	\$182.34
Willow Creek	2	0.6%	1,797	120	\$274,900	\$152.66
Willow West	1	0.3%	1,651	144	\$285,000	\$172.62
Windgate	2	0.6%	2,207	21	\$457,500	\$207.28
Wt Neals	1	0.3%	1,546	131	\$281,600	\$182.15
Other	45	12.8%	1,941	110	\$345,060	\$171.30
<b>Grand Total</b>	<b>352</b>	<b>100.0%</b>	<b>1,780</b>	<b>111.70</b>	<b>\$333,517</b>	<b>187.10</b>

# Madison County Building Permits

15 building permits were issued in Madison County during the first half of 2025.

This is a 25 percent increase from the 12 permits issued in the second half of 2024.

Madison County has no additional new lots or new subdivisions in the preliminary or final approval.



Building Permit Values Madison County	\$50,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$250,000.00	\$300,000.00	\$350,000.00	\$400,000.00	\$450,000.00	\$500,000.00	More	1H 2025	2H 2024	% MC	% NWA
Hindsville	0	0	0	0	0	0	0	0	0	0	0	0		0.0%	0.0%
Huntsville	1	0	1	1	6	5	0	0	0	0	1	15	12	100.0%	0.5%
Unincorporated Areas	0	0	0	0	0	0	0	0	0	0	0	0		0.0%	0.0%
St. Paul	0	0	0	0	0	0	0	0	0	0	0	0		0.0%	0.0%
<b>Madison County</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>15</b>	<b>12</b>	<b>100.0%</b>	<b>0.5%</b>

Madison County	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	12	12	15	25.0%	25.0%
Average Value of Residential Building Permits	\$264,583	\$244,158	\$245,833	-1.2%	-7.7%

# Madison County Active Subdivisions

There were 289 total lots in the 5 active subdivisions in Madison County in the first half of 2025 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2025. 80.6 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 1.7 percent were under construction, 1.4 percent were starts, while 15.9 percent were empty lots.

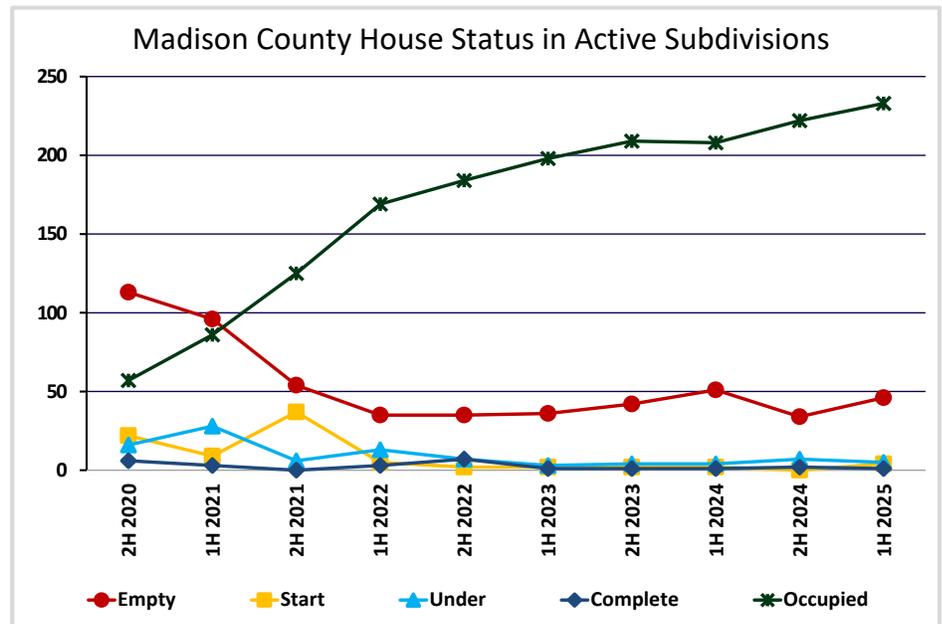
During the first half of 2025, 11 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 26.9 months of lot inventory at the end of the first half of 2025. This is up from 15.2 months of inventory at the end of the second half of 2024.

Overall, 1 of the 5 active subdivisions in Madison County had absorption hiatus occurring in the last year.

In the first half of 2025, Highland Park, Phase IV had the most houses becoming occupied with 6. An additional 3 lots were absorbed in New Hindsville.

New construction or progress has occurred in the last year in 4 of 5 active subdivisions in Madison County.

Available data is shown in the active subdivisions in Madison County for houses completed and the annual absorption. Rural water availability and supply in the area could affect future economic growth in the housing market.

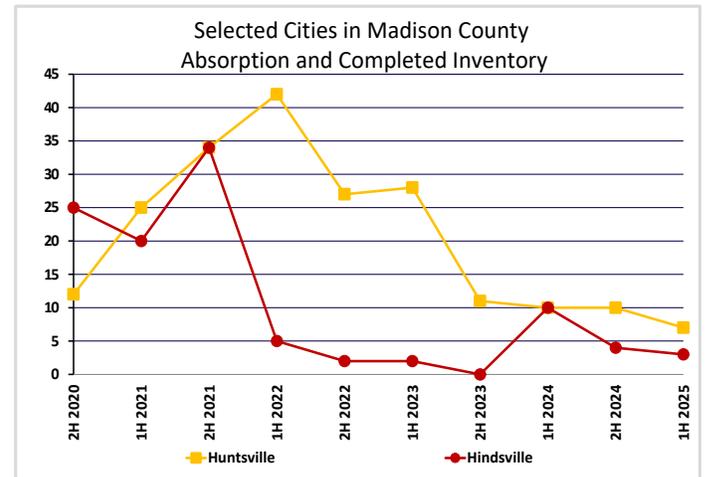
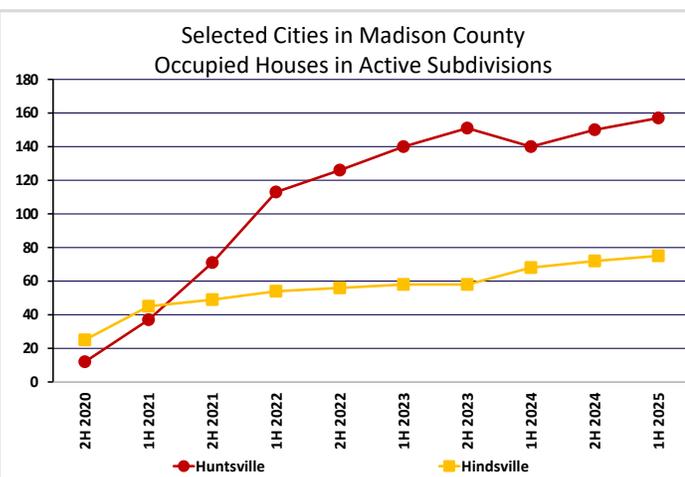
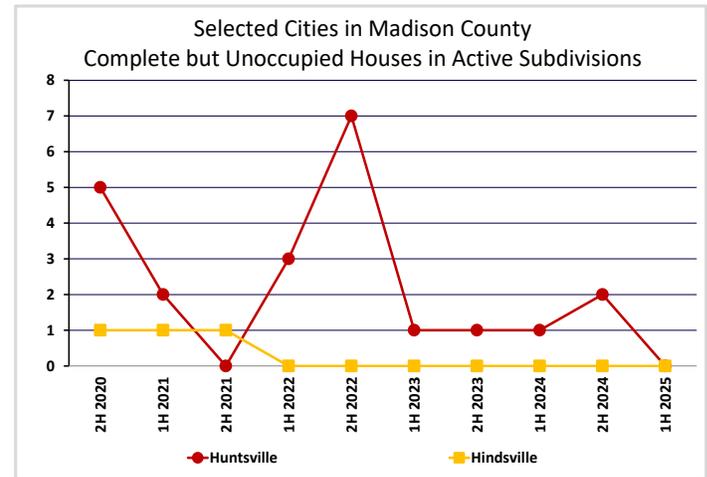
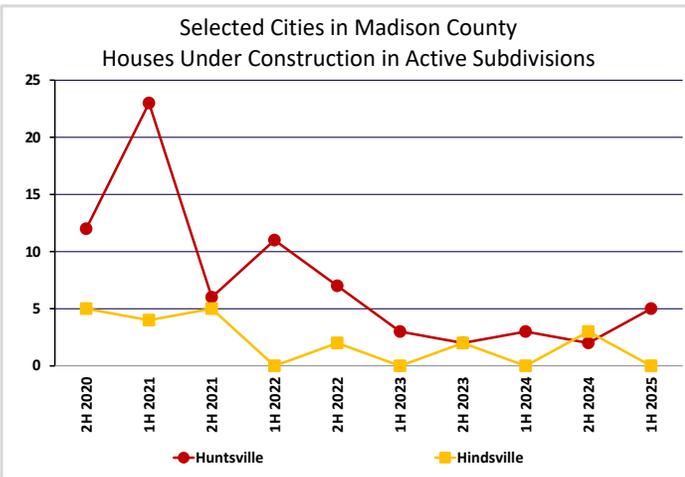
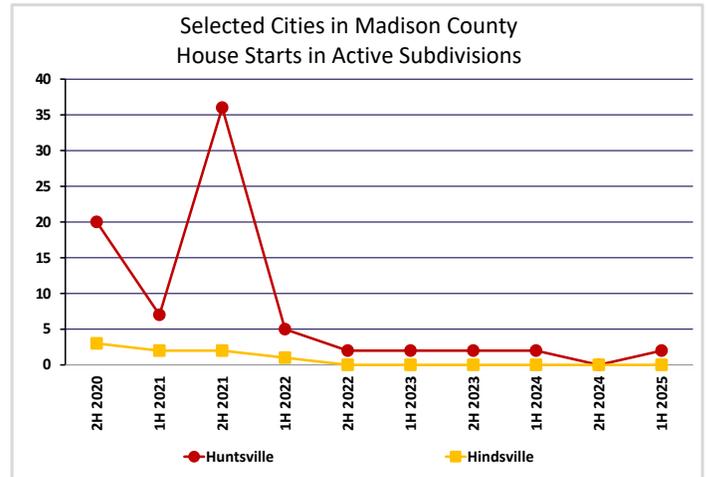
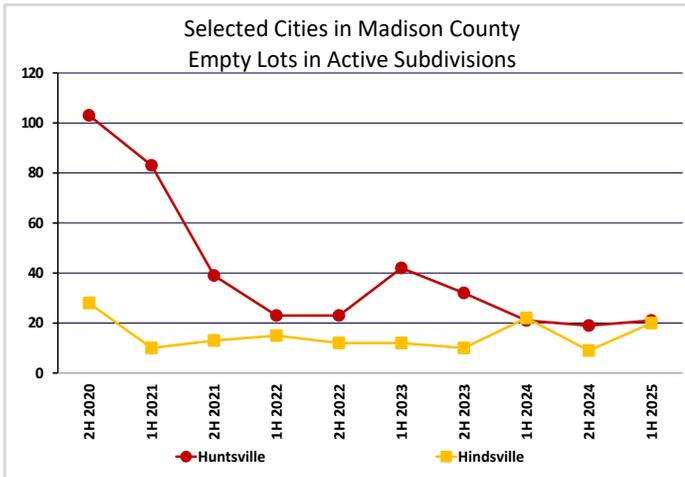


# Madison County Owner Occupied Trend

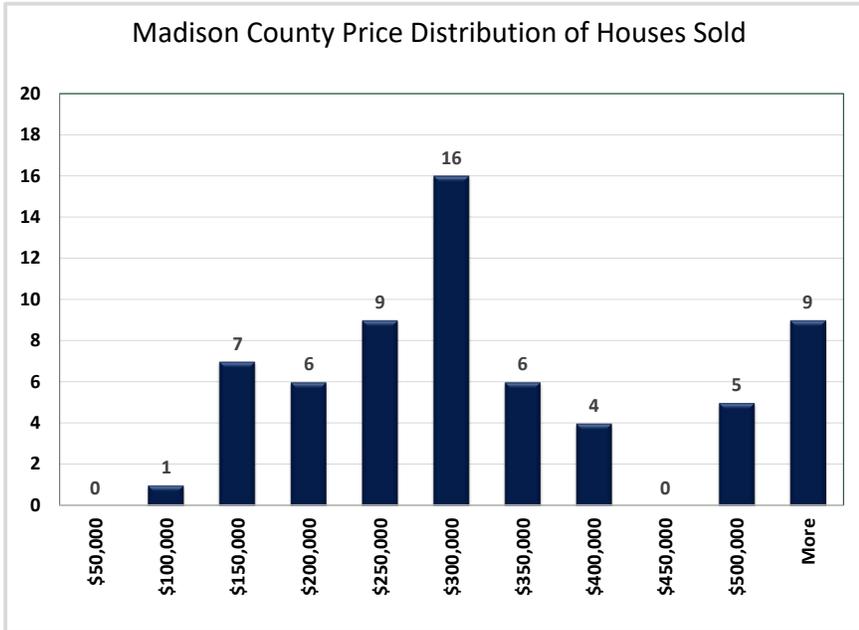
Madison County Owner Occupied by City	2020	2021	2022	2023	2024	2025
Hindsville	36.8%	37.7%	53.6%	50.00%	45.31%	53.73%
Huntsville	35.0%	34.8%	52.7%	51.75%	50.57%	53.14%
Rural-MC	37.3%	36.8%	84.1%	83.07%	82.18%	82.44%
<b>Madison County</b>	<b>37.1%</b>	<b>36.6%</b>	<b>78.9%</b>	<b>77.72%</b>	<b>76.61%</b>	<b>77.38%</b>

The table above shows the owner occupied percentage in the second half of 2024. Due to different data analysis techniques, the owner occupied for 2022 through 2025 used data with homestead credit. However, in Madison County, a resident can claim a homestead credit for one property which does not need to be classified as a primary residence.

# Madison County Active Subdivisions



# Madison County Sold Houses



63 houses sold in Madison County during the first half of 2025.

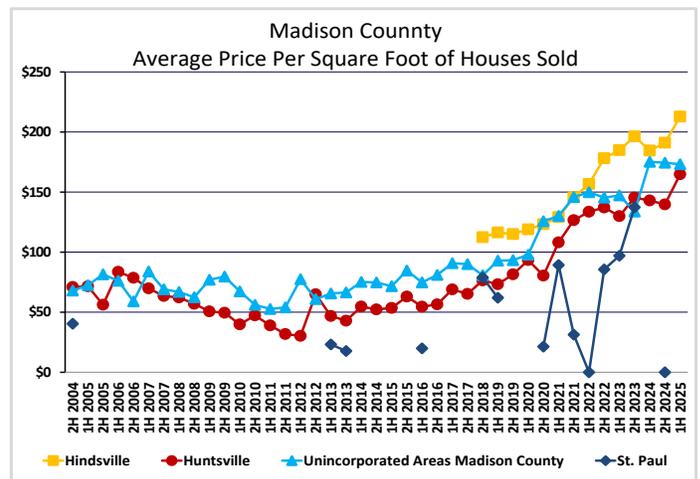
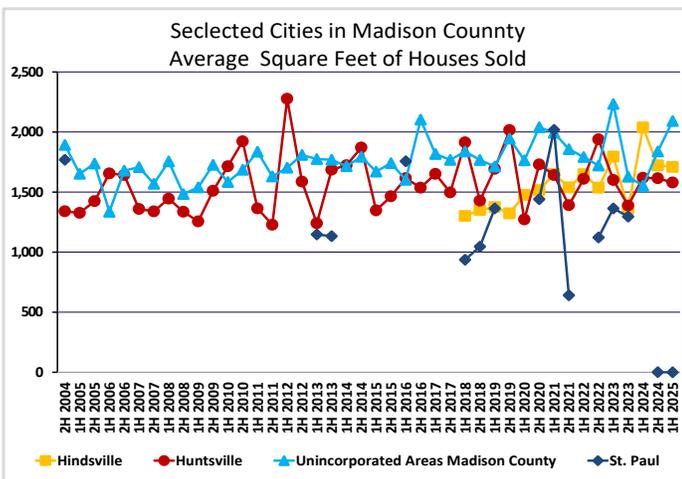
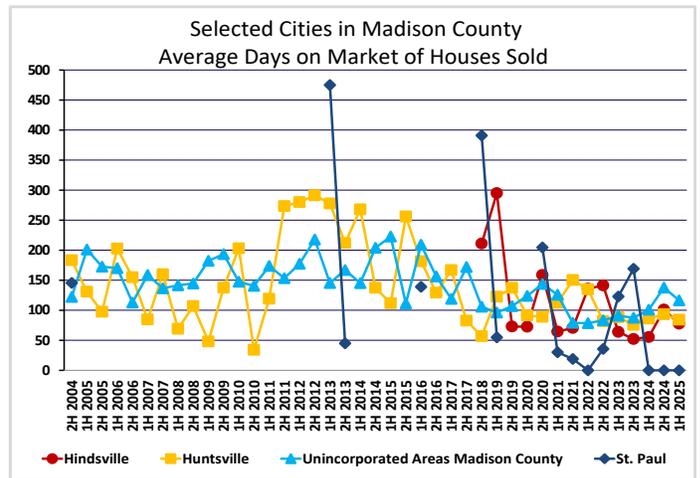
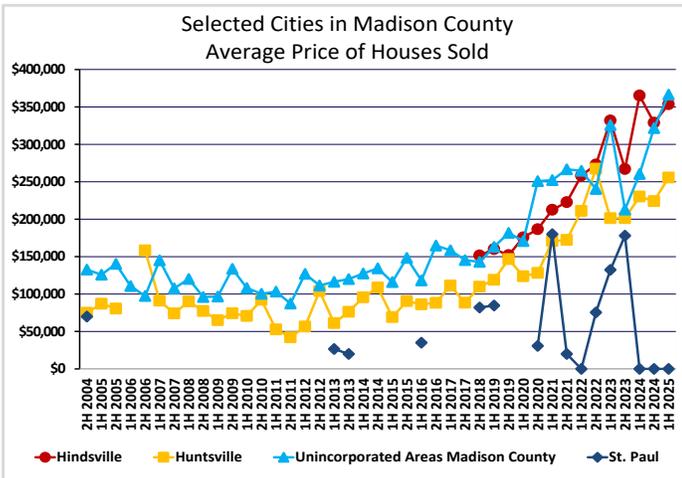
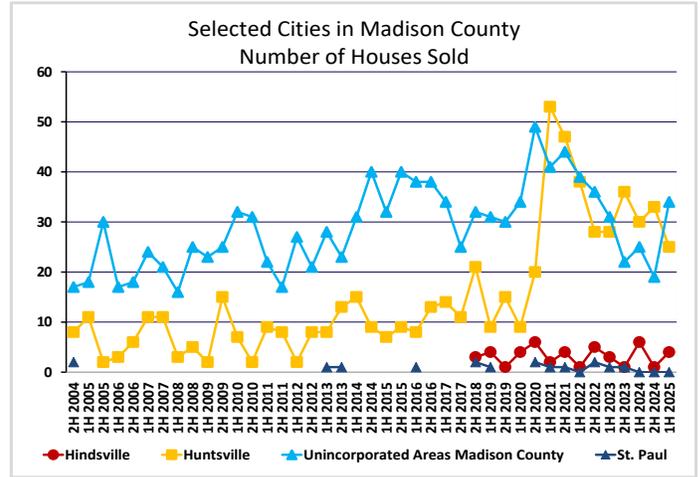
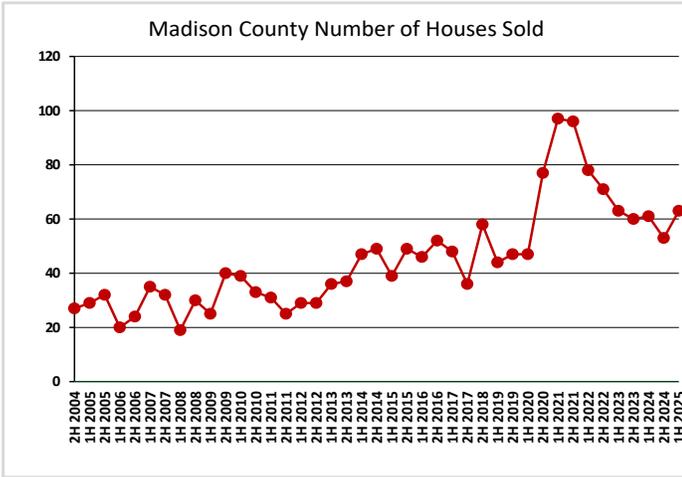
The average price of a house was \$321,676 at \$172.34 per square foot.

The median cost of a house sold in Madison County was \$273,000.

Sold House by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Permits
Huntsville	\$324,566	\$172.84	102	62	98.41%
Jasper	\$142,500	\$141.37	23	1	1.59%
Madison County	\$321,676	\$172.34	101	63	100.0%

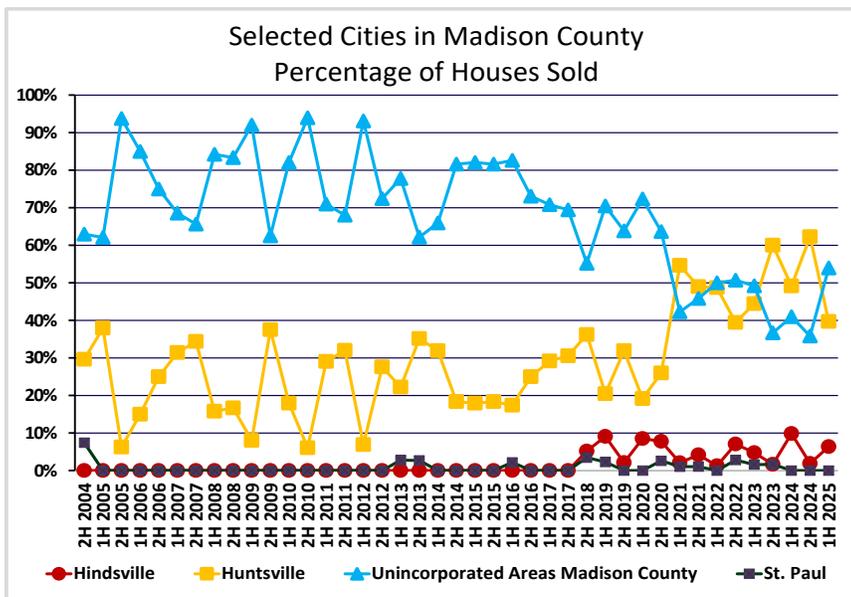
Sold Characteristics in Madison County	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	61	53	63	3.3%	18.9%
Average Price of Houses Sold	\$255,859	\$261,008	\$321,676	25.7%	23.2%
Average Days on Market	89	109	101	13.5%	-7.4%
Average Price per Square Foot	\$160.27	\$153.12	\$172.34	7.5%	12.6%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	14	11	13	-7.1%	18.2%
Average Price of New Houses Sold	\$262,654	\$270,727	\$308,077	17.3%	13.8%
Average Days on Market of New Houses Sold	57	38	81	41.9%	112.9%
Number of Houses Listed	31	36	37	19.4%	2.8%
Average List Price of Houses Listed	\$377,256	\$391,869	\$415,353	10.1%	6.0%

# Madison County Sold Houses



# Madison County

## Sold Houses by City and Characteristics



Of the 63 house sold in Madison County, the largest percentage of houses were sold in Huntsville. 25 of the 63 houses were sold in Huntsville.

The average price of a house was \$321,676 at \$172.34 per square foot.

The median cost of a house sold in Madison County was \$273,000.

Madison County Sold Houses by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Hindsville	\$353,500	\$212.76	78	4	6.3%
Huntsville	\$255,600	\$164.79	84	25	39.7%
No City MC	\$366,517	\$173.14	116	34	54.0%
ST Paul	--	--	--	0	0.0%
<b>Madison County</b>	<b>\$321,676</b>	<b>\$172.34</b>	<b>101</b>	<b>63</b>	<b>100.0%</b>

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	1.6%	1,350	37	96.8%
\$100,001 - 150,000	7	11.1%	933	41	98.8%
\$150,001 - \$200,000	6	9.5%	1,210	81	93.2%
\$200,001 - \$250,000	9	14.3%	1,615	98	97.4%
\$250,001 - \$300,000	16	25.4%	1,679	87	98.7%
\$300,001 - \$350,000	6	9.5%	1,814	104	94.5%
\$350,001 - \$400,000	4	6.3%	1,866	239	98.2%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	5	7.9%	2,333	76	96.8%
\$500,001+	9	14.3%	3,433	146	97.5%
<b>Madison County Sold</b>	<b>63</b>	<b>100.0%</b>	<b>1,864</b>	<b>101</b>	<b>97.2%</b>

# Hindsville

## Active Subdivisions

There were 95 total lots in 1 active subdivisions in Hindsville in the first half of 2025. 78.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 21.1 percent were empty lots.

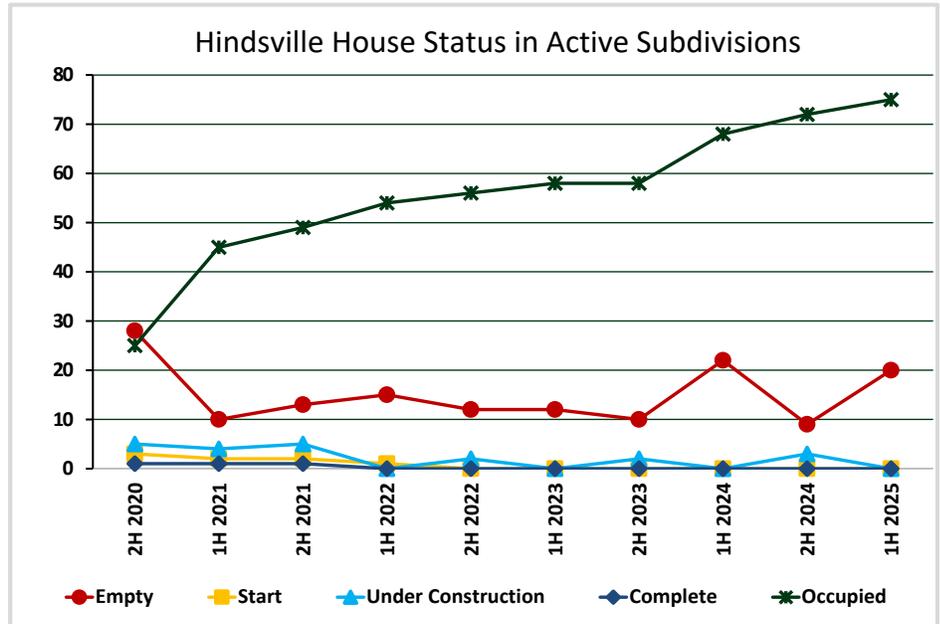
No houses were under construction in Hindsville during the first half of 2025.

New Hindsville had the most houses becoming occupied in Hindsville with 3 houses.

New construction or progress in existing construction occurred in the last year in the 1 active subdivisions in Hindsville.

3 new houses in Hindsville became occupied in the first half of 2025. The annual absorption rate implies that there are 34.3 months of remaining inventory in 1 active subdivisions, up from 10.3 percent in the second half of 2024.

In 1 of the active subdivisions in Hindsville, 3 houses were absorbed in the first half of 2025.



The percentage of houses occupied by owners increased in Hindsville from 37.7 percent in 2022 to 53.73 percent in the first half of 2025. The large difference may be due to the available data and the methods used for previous reports. data available and the method used

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2025.

4 houses were sold in Hindsville in the first half of 2025.

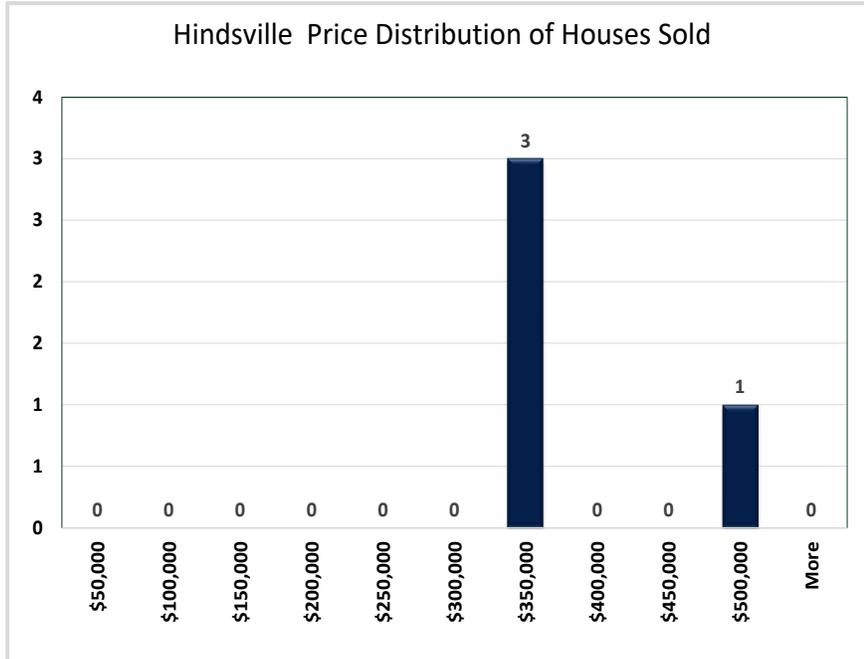
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
New Hindsville	20	0	0	0	75	95	3	34.3
Hindsville	20	0	0	0	75	95	3	34.3

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Hindsville

## Price Distribution of Houses Sold



The average price of a house was \$353,500 at \$212.76 per square foot.

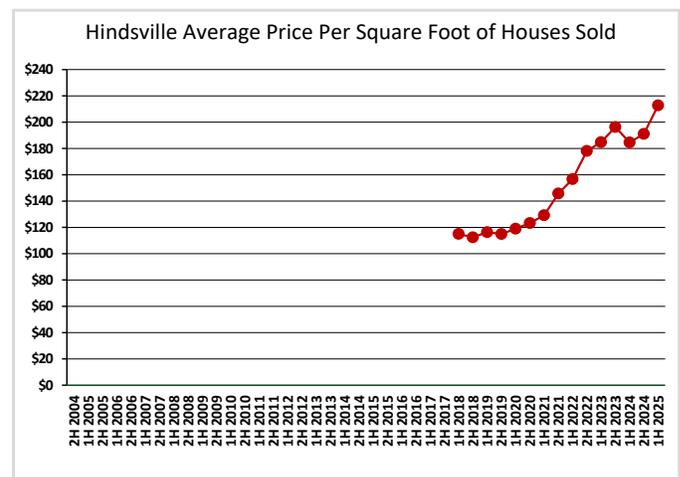
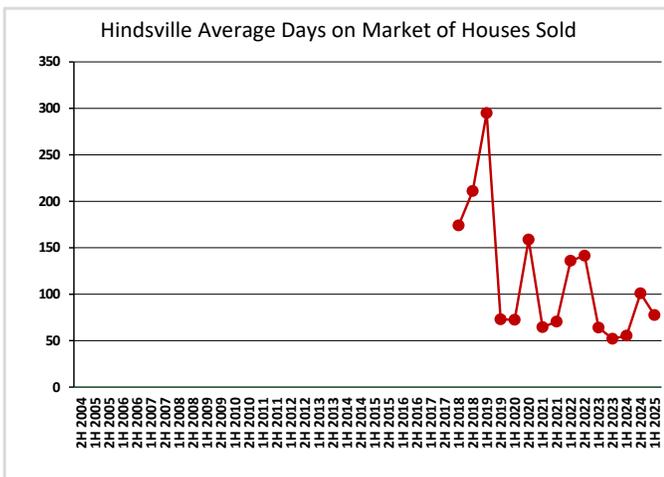
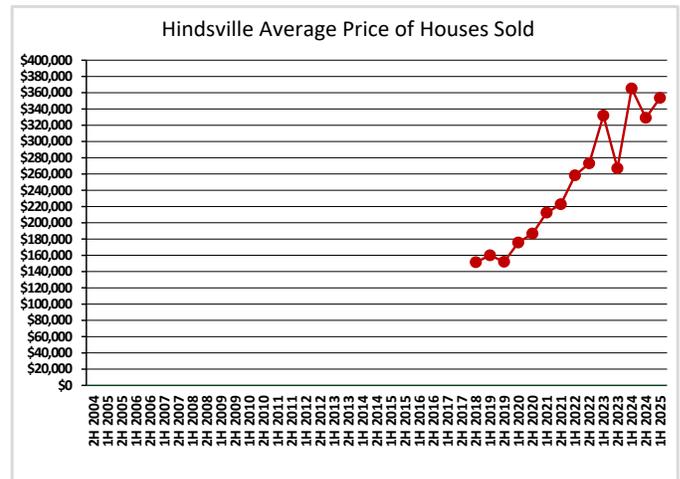
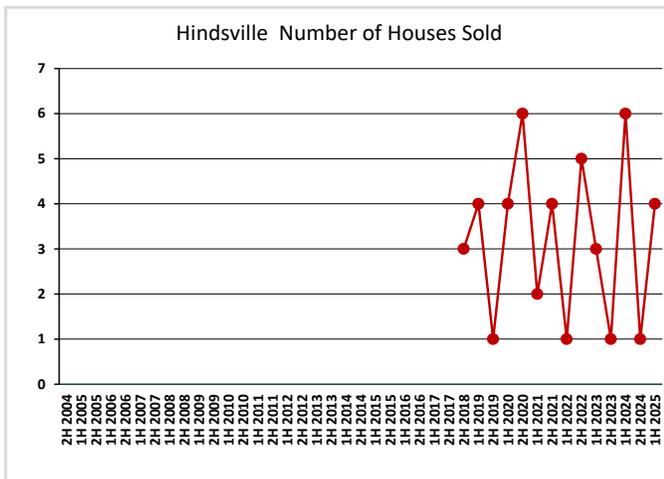
The median cost of a house was \$316,500.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Bolinger Estates	1	25.0%	2,626	63	\$475,000	\$180.88
New Hindsville	3	75.0%	1,402	82	\$313,000	\$223.38
<b>Hindsville Sold Houses</b>	<b>4</b>	<b>100.0%</b>	<b>1,708</b>	<b>78</b>	<b>\$353,500</b>	<b>\$212.76</b>

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - 150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	3	75.0%	1,402	82	97.1%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	25.0%	2,626	63	95.0%
\$500,001+	0	0.0%	--	--	--
<b>Hindsville Sold</b>	<b>4</b>	<b>100.0%</b>	<b>1,708</b>	<b>78</b>	<b>96.5%</b>

# Hindsville

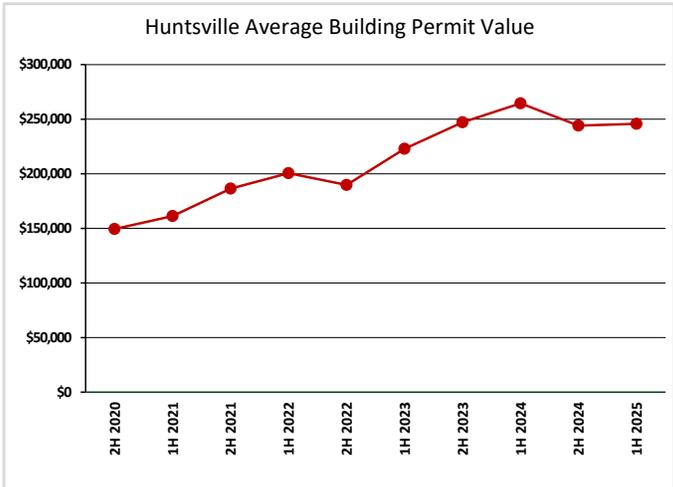
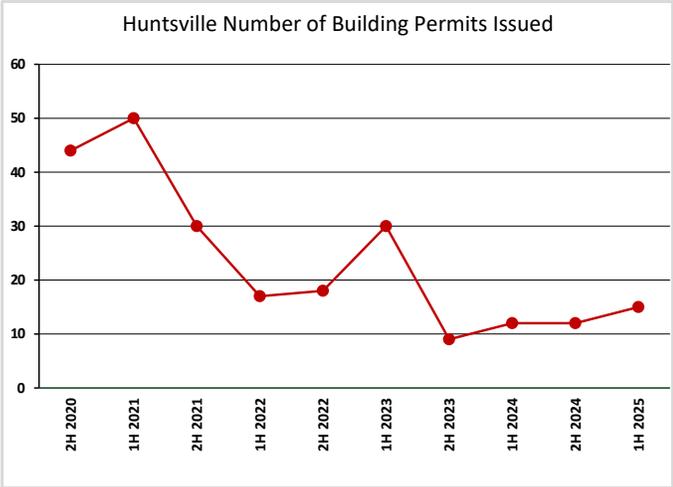
## Characteristics of Houses Sold



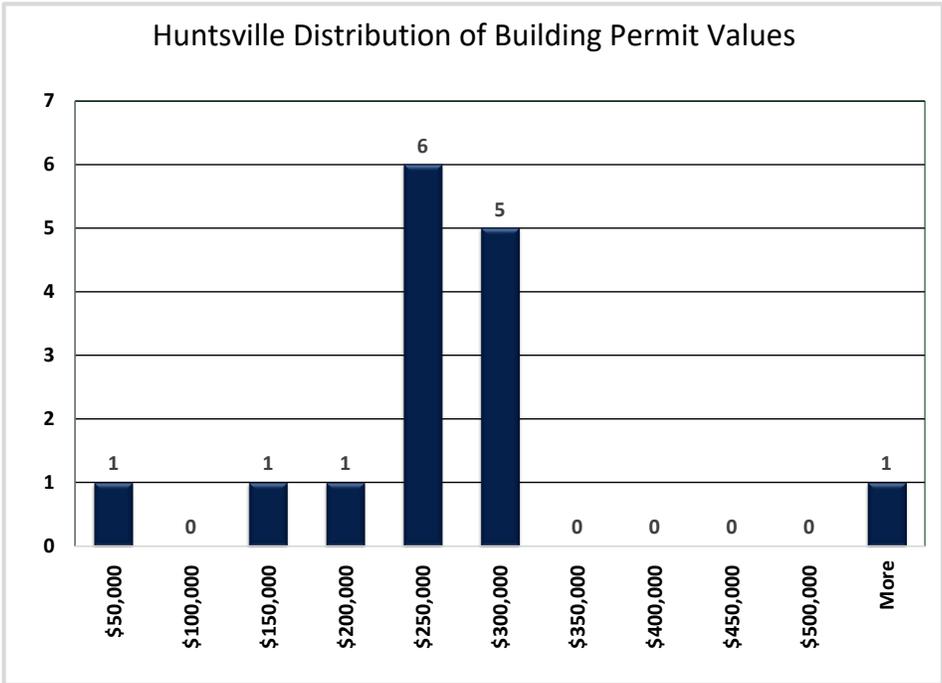
Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	6	1	4	-33.3%	300.0%
Average Price of Houses Sold	\$365,167	\$329,000	\$353,500	-3.2%	7.4%
Average Days on Market	55	101	78	40.1%	-23.3%
Average Price per Square Foot	\$184.58	\$191.06	\$212.76	15.3%	11.4%
Percentage of County Sales	9.8%	1.9%	6.3%	-35.4%	236.5%
Number of New Houses Sold	1	1	0	-100.0%	-100.0%
Average Price of New Houses Sold	\$386,000	\$329,000	--	--	--
Average Days on Market of New Houses Sold	57	101	--	--	--
Number of Houses Listed	1	1	1	0.0%	0.0%
Average List Price of Houses Listed	\$850,000	\$309,000	\$499,000	-41.3%	61.5%

# Huntsville

## Building Permits in Selected Cities



Huntsville Building Permits	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	12	12	15	25.0%	25.0%
Average Value of Residential Building Permits	\$264,583	\$244,158	\$245,833	-1.2%	-7.7%



# Huntsville

## Active Subdivisions

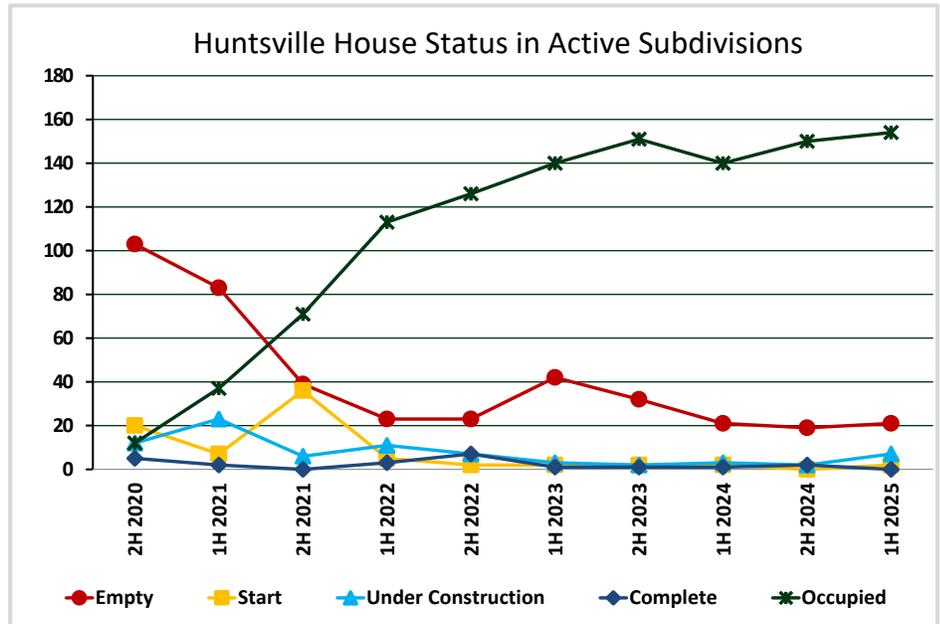
There were 185 total lots in 3 active subdivisions in Huntsville in the first half of 2025. 84.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.7 were under construction, 1.1 percent were starts, and 11.4 percent were empty lots.

The subdivisions with the most houses under construction in Huntsville during the first half of 2025 were Highland Park, Phase V with 3. Highland Park, Phase V followed with 2.

Highland Park, Phase IV had the most houses becoming occupied in Huntsville with 6 houses. An additional 1 houses in Highland Park, Phase V became occupied in the first half of 2025.

No new construction or progress in existing construction has occurred in the last year in 1 of the 3 active subdivisions in Huntsville.

7 new houses in Huntsville became occupied in the first half of 2025. The annual absorption rate implies that



there are 19.8 months of remaining inventory in 3 active subdivisions, up from 13.8 percent in the second half of 2024.

In 1 of the active subdivisions in Huntsville, no absorption occurred in the first half of 2025.

The percentage of houses occupied by owners decreased in Huntsville from 78.9 percent in 2022 to 77.7 percent in the first half of 2025.

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2025.

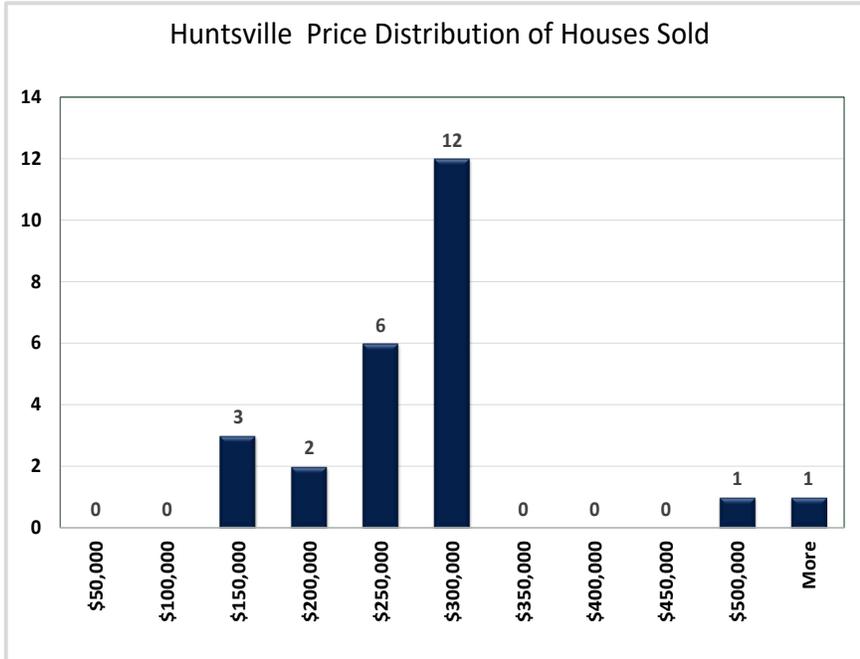
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Bluff, Phase I <sup>1,2</sup>	14	0	0	0	125	139	0	--
Highland Park, Phase IV	1	0	2	0	25	28	6	3.6
Highland Park, Phase V	6	2	3	0	7	18	1	18.9
<b>Huntsville Active Subdivisions</b>	<b>21</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>157</b>	<b>185</b>	<b>7</b>	<b>19.8</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Huntsville

## Price Distribution of Houses Sold



25 houses were sold in Huntsville in the first half of 2025.

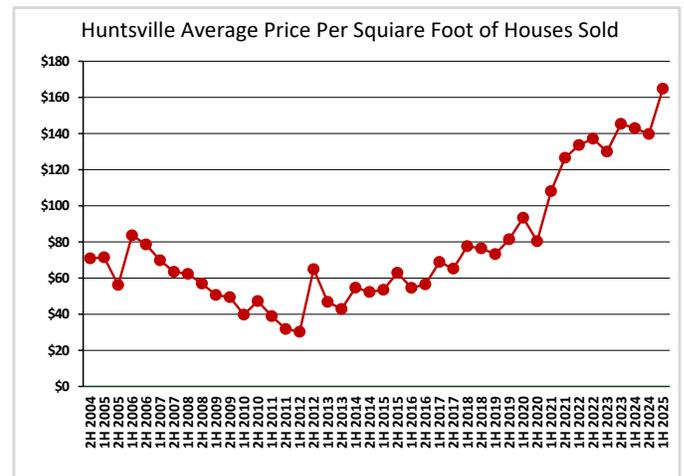
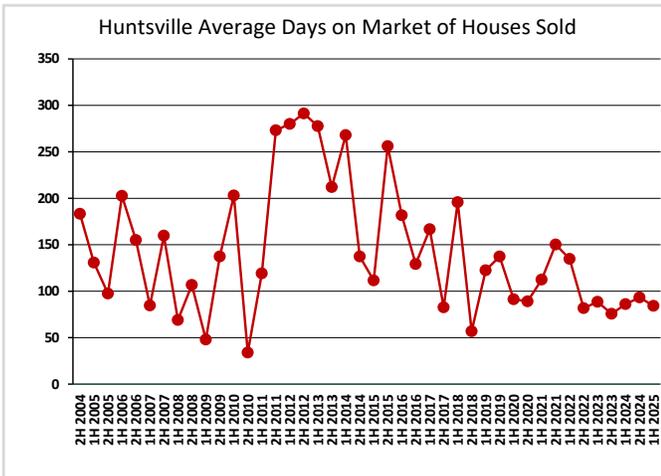
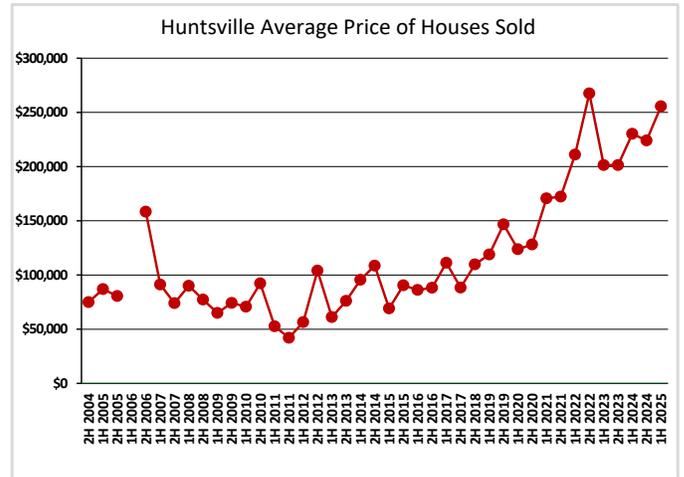
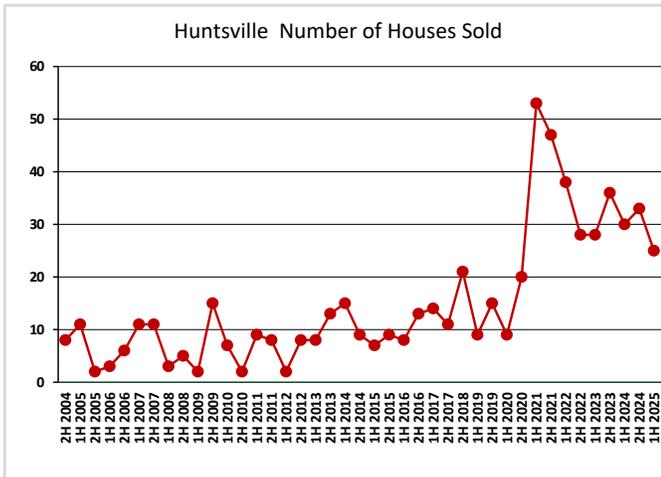
The average price of a house was \$255,600 at \$164.79 per square foot.

The median cost of a house was \$256,100.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	3	12.0%	813	42	103.4%
\$150,001 - \$200,000	2	8.0%	971	37	97.6%
\$200,001 - \$250,000	6	24.0%	1,447	105	98.3%
\$250,001 - \$300,000	12	48.0%	1,663	83	99.0%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	4.0%	2,445	76	98.9%
\$500,001+	1	4.0%	--	--	--
<b>Huntsville Sold</b>	<b>25</b>	<b>100.0%</b>	<b>1,579</b>	<b>84</b>	<b>99.1%</b>

# Huntsville

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	30	33	25	-16.7%	-24.2%
Average Price of Houses Sold	\$230,240	\$224,032	\$255,600	11.0%	14.1%
Average Days on Market	86	93	84	-2.2%	-9.7%
Average Price per Square Foot	\$143.00	\$139.72	\$164.79	15.2%	17.9%
Percentage of County Sales	49.2%	62.3%	39.7%	-19.3%	-36.3%
Number of New Houses Sold	11	10	12	9.1%	20.0%
Average Price of New Houses Sold	\$247,841	\$264,900	\$277,500	12.0%	4.8%
Average Days on Market of New Houses Sold	52	32	77	48.1%	142.1%
Number of Houses Listed	10	16	9	-10.0%	-43.8%
Average List Price of Houses Listed	\$303,820	\$348,900	\$486,361	60.1%	39.4%

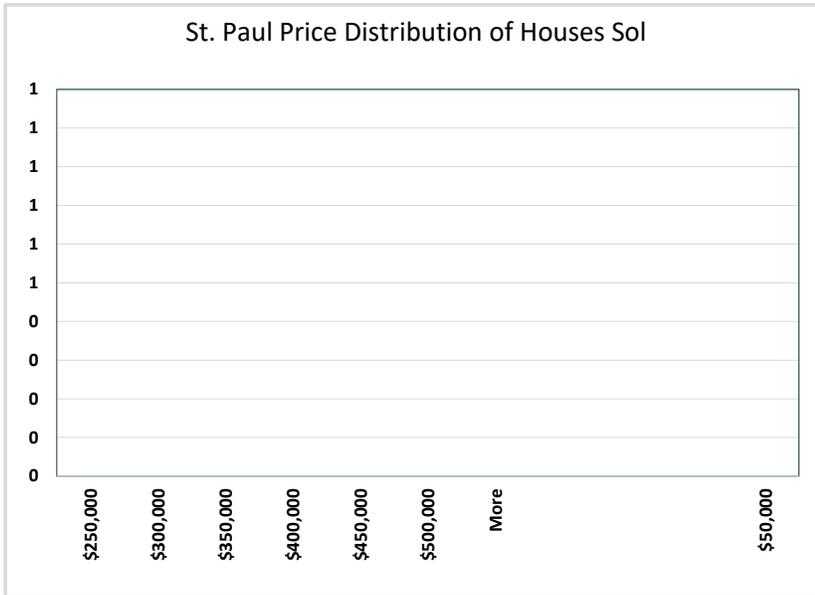
# Huntsville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Cedar Bluff	4	16.0%	1,444	91	\$221,500	\$155.12
College Hill	1	4.0%	1,032	55	\$142,000	\$137.60
Enclave, The	1	4.0%	4,022	200	\$620,000	\$154.15
Highland Park	9	36.0%	1,565	51	\$263,111	\$168.14
Polk	1	4.0%	720	70	\$110,000	\$152.78
Rockwood Heights	2	8.0%	1,554	110	\$275,000	\$176.99
Other	7	28.0%	1,534	106	\$244,857	\$169.65
<b>Huntsville Sold Houses</b>	<b>25</b>	<b>100.0%</b>	<b>1,579</b>	<b>84</b>	<b>\$255,600</b>	<b>\$164.79</b>

# St. Paul

## Price Distribution of Houses Sold



No houses were sold in St. Paul in the first half of 2025.

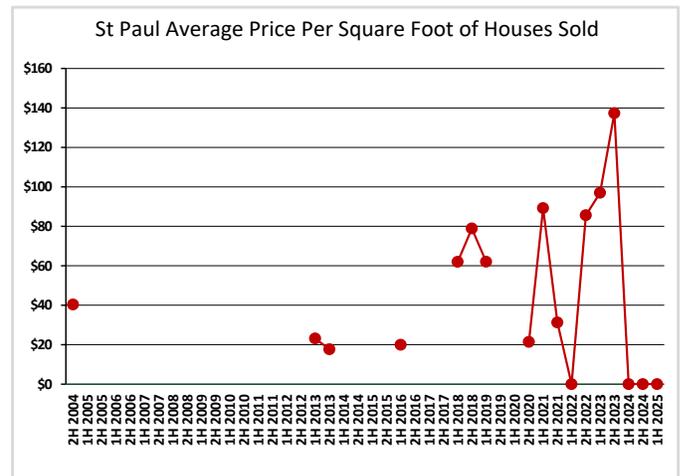
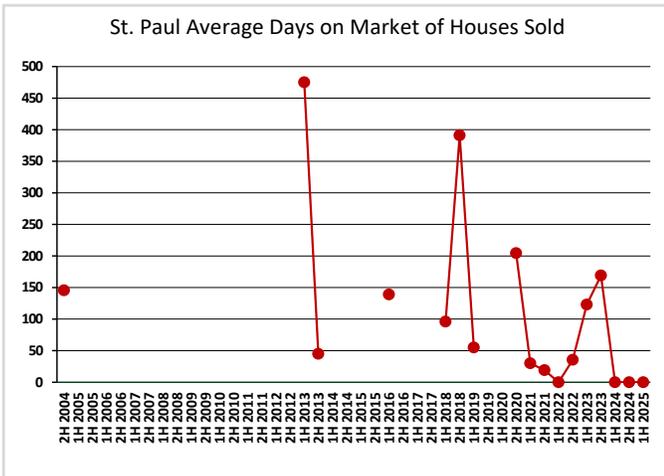
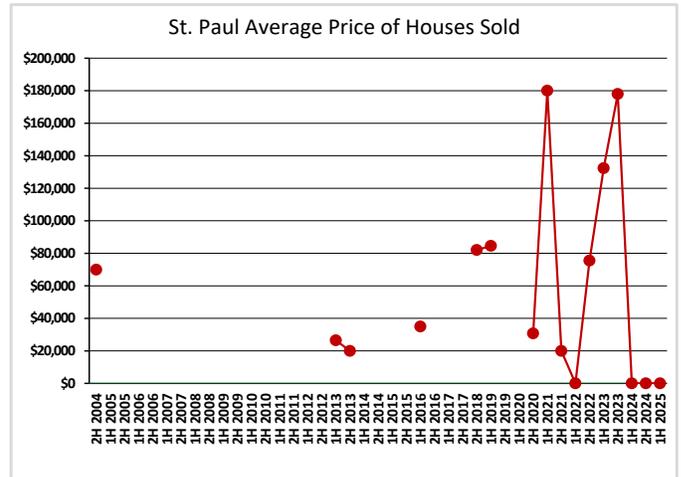
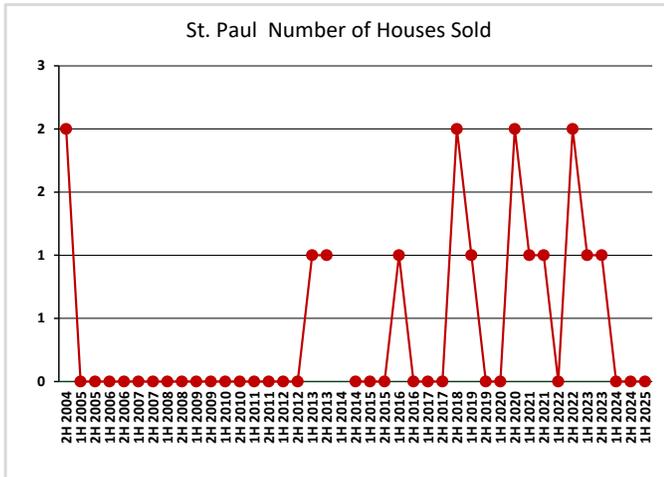
1 house was listed in St. Paul at \$190,000.00.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
St Paul City	0					
St. Paul Sold Houses	0					

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	--	--	--	--
\$50,001 - \$100,000	0	--	--	--	--
\$100,001 - \$150,000	0	--	--	--	--
\$150,001 - \$200,000	0	--	--	--	--
\$200,001 - \$250,000	0	--	--	--	--
\$250,001 - \$300,000	0	--	--	--	--
\$300,001 - \$350,000	0	--	--	--	--
\$350,001 - \$400,000	0	--	--	--	--
\$400,001 - \$450,000	0	--	--	--	--
\$450,001 - \$500,000	0	--	--	--	--
\$500,001+	0	--	--	--	--
St. Paul Sold	0	--	--	--	--

# St. Paul

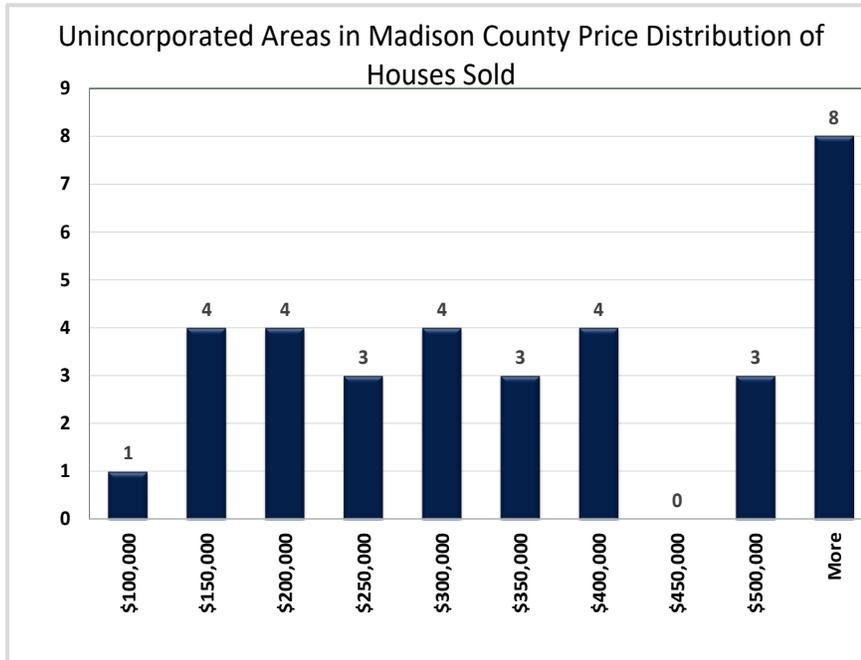
## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	--	--	--	--	--
Average Price of Houses Sold	--	--	--	--	--
Average Days on Market	--	--	--	--	--
Average Price per Square Foot	--	--	--	--	--
Percentage of County Sales	--	--	--	--	--
Number of New Houses Sold	--	--	--	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	--	--	1	--	--
Average List Price of Houses Listed	--	--	\$190,000	--	--

# Unincorporated Areas-Madison County

## Price Distribution of Houses Sold



There were 9 total lots in 1 active subdivisions in Unincorporated Areas in Madison County in the first half of 2025. 11.1 percent of the lots were occupied, 11.1 percent were complete but unoccupied, 0.0 were under construction, 22.2 percent were starts, and 55.6 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Madison County during the first half of 2025 was Whitetail Valley Estates with 2.

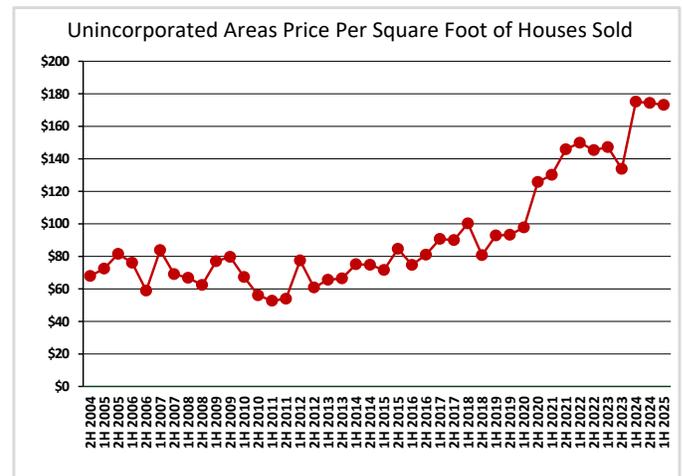
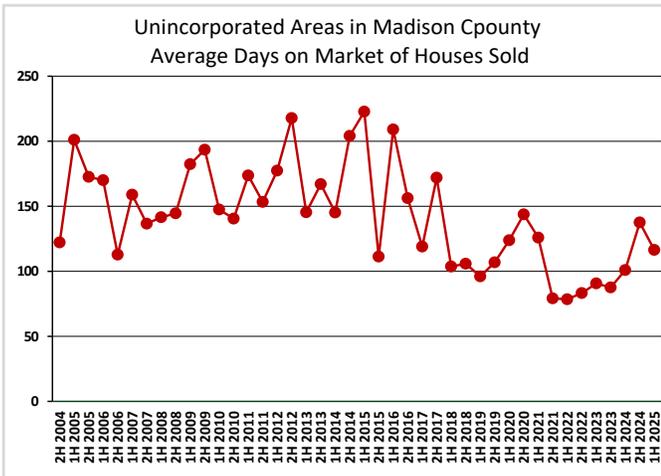
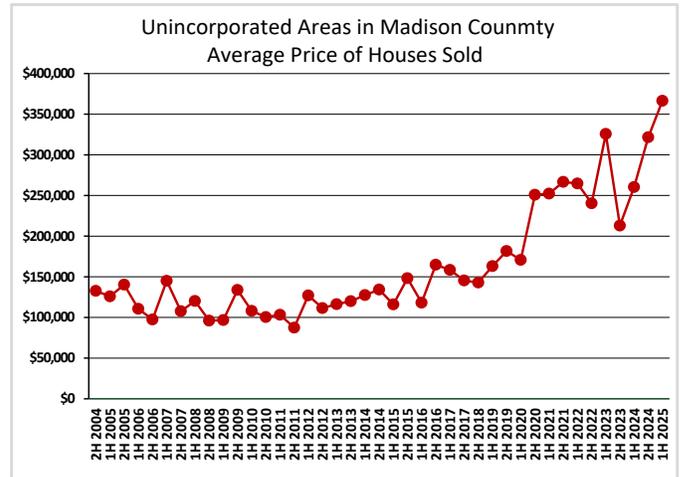
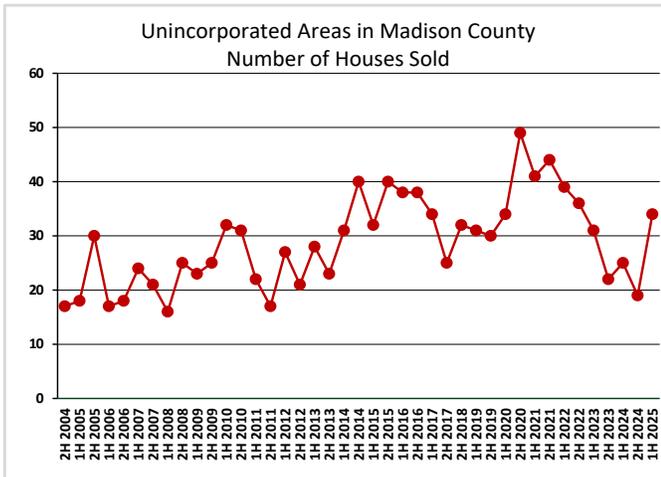
Additionally, no new subdivisions or lots received either preliminary or final approval by first half of 2025.

34 houses were sold in Unincorporated Areas in Madison County in the first half of 2025. The average price of a house was \$366,517 at \$173.14 per square foot. The median cost of a house was \$323,800.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	2.9%	1,350	37	96.8%
\$100,001 - \$150,000	4	11.8%	1,022	41	95.3%
\$150,001 - \$200,000	4	11.8%	1,330	104	91.0%
\$200,001 - \$250,000	3	8.8%	1,953	83	95.7%
\$250,001 - \$300,000	4	11.8%	1,728	100	97.7%
\$300,001 - \$350,000	3	8.8%	2,225	126	92.0%
\$350,001 - \$400,000	4	11.8%	1,866	239	98.2%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	3	8.8%	2,198	81	96.7%
\$500,001+	8	23.5%	3,359	140	97.8%
<b>Unincorporated MC Sold</b>	<b>34</b>	<b>100.0%</b>	<b>2,092</b>	<b>116</b>	<b>95.9%</b>

# Unincorporated Areas-Madison County

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	25	19	34	-13.6%	-24.0%
Average Price of Houses Sold	\$260,368	\$321,653	\$366,517	51.1%	23.5%
Average Days on Market	101	138	116	57.2%	36.3%
Average Price per Square Foot	\$175.17	\$174.38	\$173.14	30.3%	-0.4%
Percentage of County Sales	41.0%	35.8%	54.0%	-2.2%	-12.5%
Number of New Houses Sold	2	0	1	--	-100.0%
Average Price of New Houses Sold	\$282,450	--	\$675,000	--	--
Average Days on Market of New Houses Sold	86	--	130	--	--
Number of Houses Listed	31	36	37	2.9%	16.1%
Average List Price of Houses Listed	\$390,338	\$432,416	\$396,223	24.9%	10.8%

# Unincorporated Areas Madison County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Briarwood	1	2.9%	1,864	231	\$365,000	\$195.82
Hidden Valley Estates	1	2.9%	2,146	53	\$575,000	\$267.94
New Whitner	1	2.9%	4,783	378	\$815,000	\$170.40
Peace Valley Estates	2	5.9%	2,367	153	\$399,500	\$179.58
Vaughn Estates	1	2.9%	3,360	84	\$632,000	\$188.10
White Trail Valley Estates	1	2.9%	2,692	130	\$675,000	\$250.74
Other	27	79.4%	1,909	103	\$318,539	\$164.98
<b>MC Unincorporated Sold</b>	<b>34</b>	<b>100.0%</b>	<b>2,092</b>	<b>116</b>	<b>\$366,517</b>	<b>\$173.14</b>